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Letter of Intent:

Proposal for R-1 Professional Office in a Home,
Lot 2 CSM 11766, 1729 Heim Avenue.

Dear Chair and Member of the City of Madison Plan Commission:

I am proposing to provide medical acupuncture services through a professional office (Section 28.03 (2), MGO) located within my and my husband's to be built home on Lot 2, CSM 11766, 1729 Heim Avenue.

Professional offices in a home in the R1 zoning district are a permitted use if they comply with all of the provisions of a home occupation (except mechanical equipment customarily used in the profession is permitted if there are no external manifestations of such equipment at the property line). (Sections 28.03 (2) and 28.08 (2) (b) 8. c. and d., MGO)

My current and proposed medical acupuncture practice follow all of the requirements for a home occupation except that I have used and desire to continue to use non-resident non-family member receptionists. My reception staff are employees, not immediate resident family members. Pursuant to Section 28.04 (26) (b) 3., MGO, I need and am requesting conditional use authorization by the Plan Commission to use non-resident non-family as my reception staff.

Mission Statement for my business:

To provide excellent medical acupuncture services, using a holistic approach, and honoring my allopathic background – in a setting which respects nature and facilitates healing.

Hours of Operation:

8 am – 7 pm. Monday through Friday.
9 am – 1 pm on Saturday.

Number of Outside Employees:

There will be only one employee working with me at any time.

Estimated number of Patients:

7 – 10 between 8 am and 1 pm,
6 – 9 between 2 pm and 7 pm.

Deliveries:

Laundry on Mondays and Thursdays.
Occasional supply deliveries 1 – 2 times per week.

Parking:

Parking will be on-site, with landscaping to shield it. We will plan this into the overall design as outlined in the chapter on Design guidelines.

Compliance with SHNA – University Ave. Neighborhood Plan (draft):

Our property is located within SH Site 4. (pg. 33)

I am following the recommendation of the committee and neighbors, to keep this part of University Ave. residentially zoned. (pg. 35, goal #1 & #2, pg. 36 goal #5, pg. 43, goal #7)

My professional office will provide a health related service enhancing University Avenue as a vibrant mixed use corridor, for the immediate neighborhood and surrounding community (pg. 35, goal #2)

Design guidelines for the building and site will follow the concepts outlined in the plan:

- Mixed use (a live/work space). (pg 35, goal #2)
- Similar height and scale, as the surrounding homes. (pg. 35, goal #1)
- Sustainable building practice (pg. 43 goal #7)
- Energy efficiency (pg. 48 goal #21)
- Preserve surrounding green space, attractive landscaping (pg 51, goal #23)
- Minimize water runoff (pg 44, goal #11)

The architectural firm that we plan to use, Design Coalition, has extensive experience in these design concepts. (See Chapter on Design guidelines – overall design principals)

My medical acupuncture service supports economic development, by adding a business that contributes to the current diverse mix of services. (pg. 43, goals #8 & #9)

A professional office in my and my husband's home will eliminate my need to commute by car. It will also be easily and safely accessible to pedestrians. (pg 39, goal #3, pg 51, goal #23)

It is located on a site with great access to public transportation (bus, bicycle path, and even possibly light rail, in the future). (pg. 39, goal #4, pg. 41 #6)

It improves safety within the neighborhood, by converting a currently vacant lot into an occupied residence. (pg 39, goal #3)

The timing of this development would fit easily with upcoming recommendations to reconstruct University Ave. (burying utilities, placing sidewalks and curbs, adding a center turn lane). (pg 48, goal #21, pg 51, goal #23)

I have followed the guidelines for Alder notification, and for neighborhood review of our proposal, as outlined in the SHNA Univ. Ave. Plan (pg 35, goal #1, pg. 50, goal #22)

Compliance with Conditional Use Standards:

That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare: There will be minimal traffic impact. Other than that, there will be no impact upon the public health, safety or welfare.

That the City be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing such services: The subject area is full developed and all public municipal services are provided.

That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use: The house and all parking areas will be full screened from any adjacent residential areas. Traffic impact will be minimal.

That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district: The surrounding area is fully developed.

That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided: All necessary utilities are present. The site is located on a major transportation corridor with public transit, bicycle and pedestrian access.

That measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets: See above. Transportation access will be improved with the planned reconstruction of University Avenue.

That the conditional use shall conform to all applicable regulations of the district in which it is located: All applicable regulations shall be met. What is being proposed is a live-work residence for professional office on a major arterial that will not impact adversely upon the adjacent residential areas or traffic flow.

Respectfully submitted,

Susan Padberg, MD FAAMA