



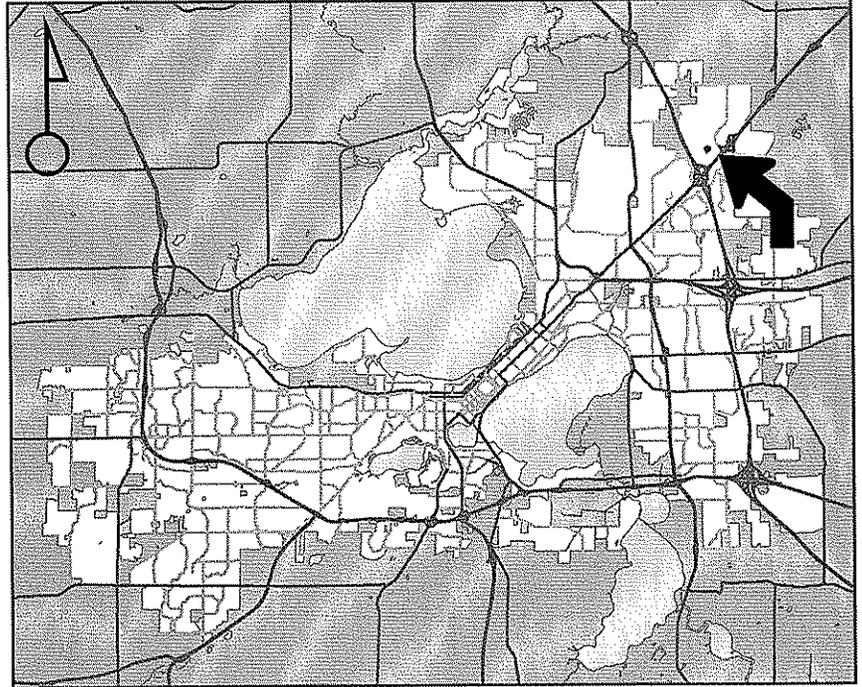
Location
4602 South Biltmore Lane

Project Name
Sekanick Chiropractic

Applicant
Mark Goetzinger –
St. John Properties, Inc

Existing Use
Commercial Building

Proposed Use
Chiropractic Office in Existing
Building

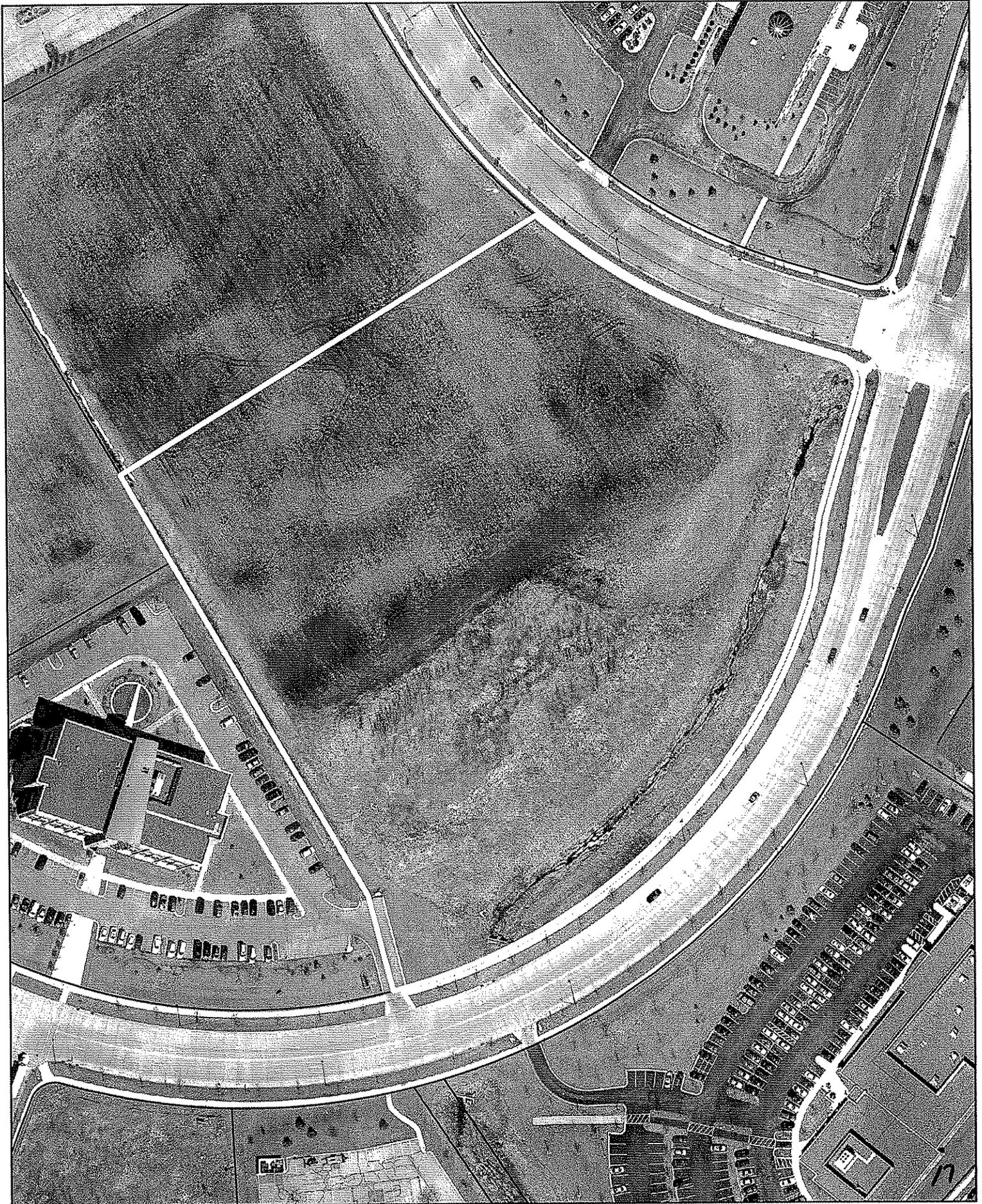


Public Hearing Date
Plan Commission
07 July 2008

For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 500⁰⁰ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of the comprehensive Plan, which recommends: employment for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alderperson Joe Clausius - Waiver on file

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff, note staff persons and date.

Planner H Stouder Date 5/20/08 | Zoning Staff S Patryk Date 5/20/08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Mark Goebinger Date 5/16/08

Signature [Signature] Relation to Property Owner Agent

Authorizing Signature of Property Owner [Signature] Date 5/19/08

Greg Fax



St John Properties, Inc.
1020 James Dr., Suite G
Hartland, WI 53029

Mark Goetzinger
262-370-6855 ©
262-369-0100 Office
262-369-9075 FAX
Email:
mark.goetzinger@stjohnpropertiesinc.com

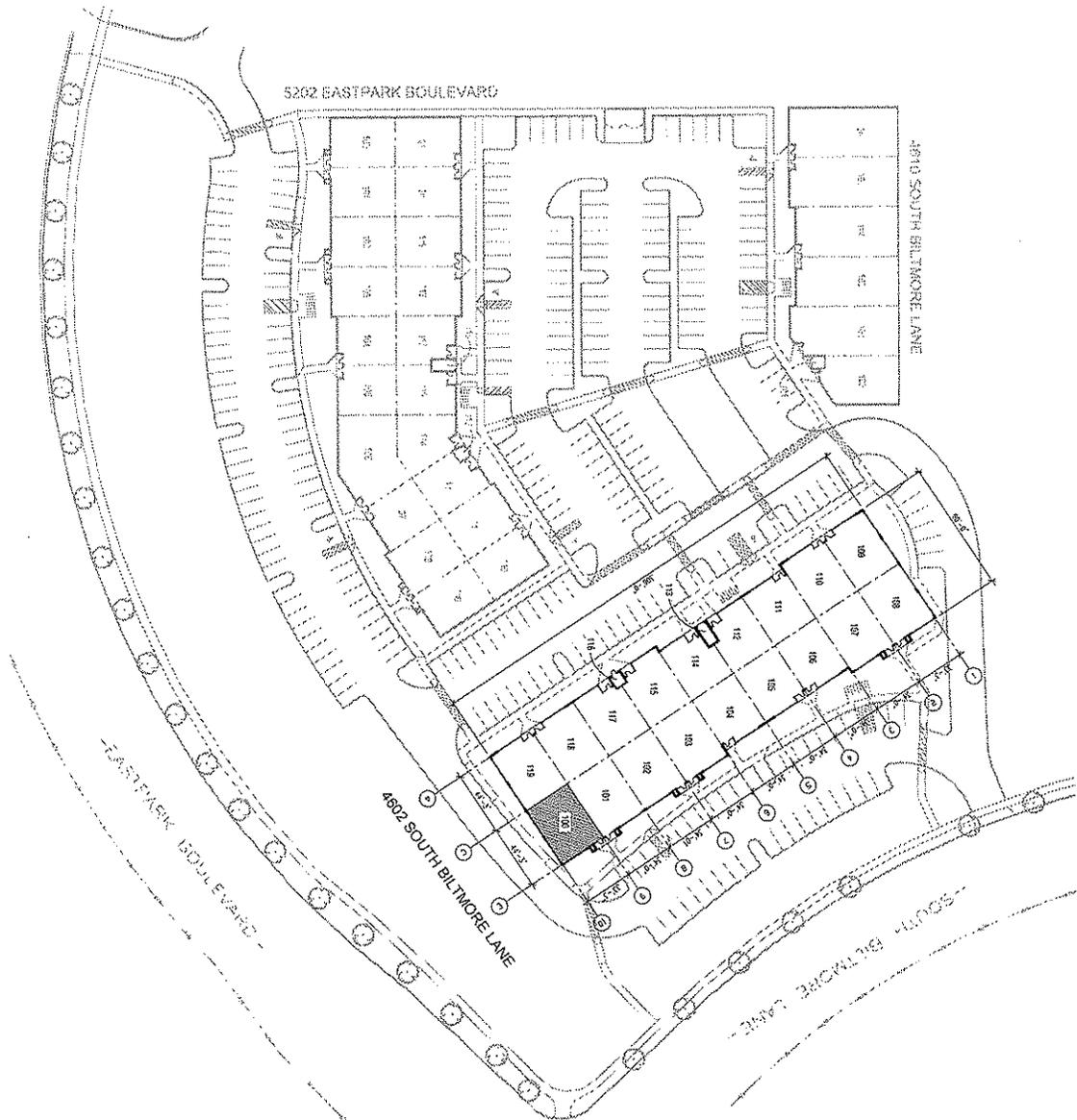
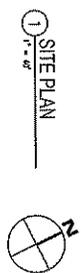
MEMO

To: Madison Plan Commission
From: Mark Goetzinger
Date: 5/20/2008
Re: Land Use Application—Conditional Use Request
Sekanick Chiropractic—Tenant
4602 S. Biltmore Ln., Suite 100
Madison, WI 53718

This is a request for a Conditional Use for a prospective tenant in an existing multi-tenant office building, specifically, for a chiropractic practice in an O-4 Office District.

Accompanying the attached application are site and floor plans that identify location and configuration of proposed business. The lease space totals 1578 SF. There are 5 rooms which may be considered patient rooms, principally being 2-Decompression rooms, 1-Rehab room and 2-Ice Pack rooms. Complimenting patient areas are 2 offices, a break room, and patient waiting and conference room. The anticipated hours of operation are from 8 AM to 4 PM. On site will be 2 doctors and 2 or 3 clerical staff. Up to 5 patients are expected at any one time. This business is in the vicinity of other medical related businesses and is believed to be a compatible and complementary use in subject area. Construction is anticipated to commence July 15th and be completed by September 15th of this year.

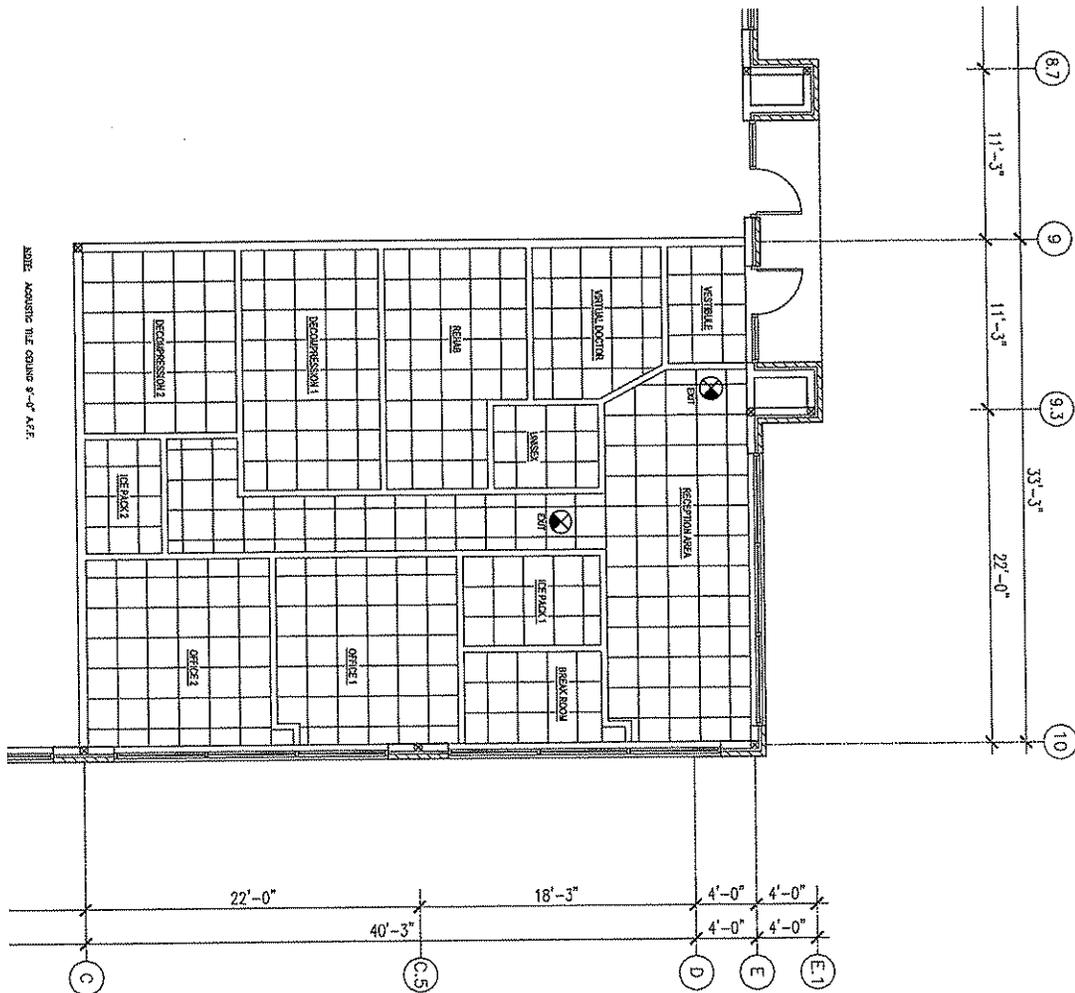
Thank you for your consideration.



CODE DATA - OVERALL BUILDING		
WISCONSIN ENROLLED COMMERCIAL CODE 2002		
CODE DATA	ALLOWABLE PER CODE	PROPOSED
USE AND OCCUPANCY (S-202)	B	B
CONSTRUCTION TYPE	II-B	II-B
FIRE SUPPRESSION (CN-9)	CHANGIT # NOT REQUIRED UCC# REGULATIONS REQUIRED	SPRINKLERED
ALLOTTED AREA W/ HOLDING PERMITS (S-200)	109750	23924
HEIGHT/STORIES (S-203)	55'-0"/4 STORIES	18'-0"/1 STORY
AREA (S-204)	1008' / OCC. = 271	271
TELEPHONE (T-1002.2.2)		

SP-1	4/29/08 5.8.08	SITE PLAN	SEKANICK CHIROPRACTIC AMERICAN CENTER BUSINESS PARK 4602 S. BILTMORE LN. STE 100 MADISON, WI 53718	Applied Technologies <small>Engineers/Architects</small>	ST. JOHN <small>PROPERTIES</small>			
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">5/20/08</td> <td style="text-align: center;">REVISED SITE PLAN</td> </tr> <tr> <td style="text-align: center;">5/2/08</td> <td style="text-align: center;">PERMIT SET</td> </tr> <tr> <td style="text-align: center;">DATE</td> <td style="text-align: center;">ISSUED FOR</td> </tr> </table>	5/20/08	REVISED SITE PLAN	5/2/08	PERMIT SET	DATE
5/20/08	REVISED SITE PLAN							
5/2/08	PERMIT SET							
DATE	ISSUED FOR							

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1 REFLECTED CEILING PLAN
 1/8" = 1'-0"



A-2	4369	REFLECTED CEILING PLAN	SEKANICK CHIROPRACTIC AMERICAN CENTER BUSINESS PARK 4602 S. BILTMORE LN. STE 100 MADISON, WI 53718	Applied Technologies Engineers & Architects	ST. JOHN PROPERTIES
	5.8.08				

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