



**ST. JOHN**  
PROPERTIES

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## 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 15<sup>th</sup> and be completed by September 15<sup>th</sup> of this year.

Thank you for your consideration.