

BSO NARRATIVE
Wisconsin Children's Surgery Center
8049 Frontage Road, Caledonia, WI 53108

1. Full Name and Contact Information of the Petitioner and / or Agent, and Property Owner (if different):

Property Owner:
2900 Russet, LLC
2714 4 ½ Mile Road
Racine, WI 53402

Developer:
Wisconsin Childrens Surgery Center, LLC
8049 Frontage Road
Caledonia, WI 53108
Phone: 480-302-0204

Authorized Agent:
Apex Design Build
9550 W Higgins Road
Suite 170
Rosemont, IL 60018
Phone: 847.288.0100

2. Full Name and Contact Information of Engineers, Surveyors, Architects, and Other Design Professionals:

Architect of Record:
Susan L. Skibell, Architect
1360 N. Sandburg Terrace, Suite 1902
Chicago, IL 60610
Phone: 312.350.7161

Design Builder:
Apex Design Build
9550 W. Higgins Road, Suite 170
Rosemont, IL 60018
Phone: 847.288.0100

Civil Engineer:
(N/A)

Surveyor:
TBD

MEP Engineers:
McGuire Engineers
300 S Riverside Plaza, Suite 350
Chicago, IL 60606
Phone: 312.930.2206

3. Existing Zoning District(s) and Proposed Zoning District(s), if Different:

The subject property is currently zoned OFF – Office / Commercial.
No zoning change is proposed as part of this application. The existing zoning district permits the continued commercial use and building improvements proposed.

4. Current Land Uses Present on the Subject Property:

The subject property is currently developed with:

- One existing commercial building totaling approximately 16,121 square feet
- 24 Surface parking areas, including ADA-compliant spaces
- Existing vehicle access from Frontage Road
- Existing utilities include gas, electrical, well, and septic systems
- Landscaped areas, berms, and mapped wetland areas

The site is fully developed and has historically functioned as a commercial property.

5. Proposed Land Uses for the Subject Property:

The proposed project maintains the existing Office/Commercial service use of the site.
The scope of work consists of exterior building renovations and site enhancements intended to modernize the building, improve functionality, and enhance architectural character.
No residential, industrial, or outdoor storage uses are proposed.

6. Land Use Designation(s) as Depicted on the Adopted Comprehensive Plan:

The proposed use is consistent with the Village of Caledonia's adopted Comprehensive Plan, which designates this area for commercial and office development along the Frontage Road and Highway 41 corridor.

The project represents reinvestment in an existing developed site and does not expand development into undeveloped land.

7. Description of Existing Environmental Features:

Environmental features on or adjacent to the site include:

- Existing mapped wetlands
- Landscaped buffer areas and berms
- Previously disturbed and developed areas associated with the existing building and parking

All proposed improvements are confined to existing developed areas. No wetland disturbance or environmental encroachment is proposed.

8. Projected Number of Residents, Employees, and / or Daily Customers

- Residents: Not applicable (non-residential project)
- Employees: 12
- Daily Customers / Visitors: 8

9. Proposed Amount of Dwelling Units, Floor Area, Open Space Area, and Landscape Surface Area

- Dwelling Units: None proposed
- Building Floor Area: Approximately 16,121 square feet (existing building)
- Open Space Area: All Existing; 97,493.47 SF / 2.24 Acres
- Landscape Surface Area: All Existing; 4,872.56SF / .11 Acres

All quantities will be expressed in square feet and acreage to the nearest one-hundredth of an acre with the final civil submittal.

10. Resulting Site Density, Floor Area Ratio, Open Space Ratio, and Landscape Surface Area Ratio

All existing:

- Site Density: 5,163 SF /Acre
- Floor Area Ratio (FAR): 0.12
- Open Space Ratio: 72%
- Landscape Surface Area Ratio: 3.6%

11. Operational Items Relating to Hours of Operation, Water Usage, and Sanitary Sewer or Septic Loadings

- Hours of Operation: Monday-Friday 06:00AM-04:00PM
- Water Usage: Final domestic water demand and sanitary loading calculations will be prepared by the project's mechanical and plumbing engineers and submitted to the Village and applicable utility agencies for review and approval prior to permit issuance.
- Sanitary Sewer / Septic: Existing septic system to remain unless modified per agency approval

12 and 13. Traffic Generation and Nuisance Considerations

Traffic and operational impacts have been evaluated as follows:

- Vehicular access is maintained from existing Frontage Road driveways
- No new access points are proposed
- Parking is provided in surface lots with standard stall and aisle dimensions
- No loading docks, or industrial activity
- No vibration, odor, air pollution, electromagnetic radiation, glare, heat, fire, explosion, or hazardous material impacts beyond normal commercial use
- Drainage patterns remain consistent with existing developed conditions

The project is not expected to create traffic or nuisance impacts beyond existing conditions.

14. Exterior Building and Fencing Materials

Exterior building materials include:

- Existing brick masonry to remain
- New Fiber-cement board-and-batten siding
- New Stone accent materials
- New Metal and asphalt shingle roofing systems
- Painted and stained trim elements
- New Timber posts at covered canopy areas

Any fencing proposed (such as generator screening) will be compatible with the building's architectural character.

15. Any Other Information Pertinent to Understanding the Intended Use and Its Relation to Nearby Properties

The project enhances the architectural quality and functionality of an existing commercial property while maintaining compatibility with surrounding commercial development. The improvements support reinvestment along the Frontage Road corridor and align with the Village's long-term planning goals.