

Ramagopal Tumuluri  
19465 Compton Lane  
Brookfield, WI 53045

July 1, 2023

City Council  
City of Brookfield

Re: 18200 Capitol Drive, Brookfield, WI 53045

In reference to above property. It is owned by SAAK Real Estate, LLC. I am the sole member of SAAK Real Estate, LLC.

This property was purchased last year and is currently undergoing renovations. After renovations, I will be leasing the west wing of second floor to SAAK Health, LLC, which is the management company governing a multispecialty clinic comprising of cardiology, urogynecology, wound care, family practice, and pain management to name a few.

The West wing of the first floor is being leased to SAAK Ambulatory Surgery Center (ASC). This ASC is a medical facility that is only operational during the day and comprises of a catheterization lab, surgical operating rooms, and pre- and post-op care rooms.

I am the sole member of SAAK Health, LLC, and the majority stake holder, along with my wife, Sumana Koduri, in SAAK ASC, LLC.

The City Planner has requested the following information:

1. General Narrative of the nature of the business and its general operations  
**Multispecialty medical clinic on second floor and ambulatory day surgical center on the first floor.**
2. Hours of Operation  
**6 AM - 7 PM. Most often until 5 PM, rarely until 7 PM. The request for additional evergreen shrubs/trees be added along the north side of the property, particularly in the area of the addition, will be done.**
3. Number of Shifts  
**1-2 shifts**
4. Number of Employees (Full Time/Part Time)  
**8-12 full time/part time employees**
5. Hours of Deliveries/Garbage Collection  
**To be determined but approximately once daily.**
6. Hazardous Products/Chemicals (amount and storage location)  
**Medical waste in the decontamination room and then appropriate disposal.**
7. Outside Storage (if any)  
**None.**
8. Fleet Vehicle Storage (if any)

- None.**
9. Anticipated number of vehicle trips during peak hours  
**20-30 vehicles during the daytime for patient care.**
10. Will a Liquor License be requested?  
**No.**

If you have any further questions, please do not hesitate to call me or email.

Thank you,

*Ramagopal Tumuluri*

Ramagopal Tumuluri

P: 414-698-6510

E: [rtumuluri@hotmail.com](mailto:rtumuluri@hotmail.com)

03 July 2023

Emily Zandt, AICP, Associate Planner  
Dept. of Community Development  
City of Brookfield  
2000 North Calhoun Road  
Brookfield, WI 53005-5095

Re: Brookfield Cardiovascular Associates  
18200 West Capitol Drive  
Brookfield, WI  
PRA Project No. 230084-01

EMILY, we are submitting the attached materials for our application for the Plan Commission's August 7<sup>th</sup> meeting agenda. This project is for alterations and an addition to the existing two-story building at 18200 West Capitol Drive for a medical office and ambulatory surgery center in the space vacated by a former bank. The east portion of the building remains occupied by tenants on both floors.

The following pages summarize the various required submittals.

Best regards,



Michael Schaefer – AIA, NCARB  
Senior Project Manager – Senior Associate

attachments

209 south water street milwaukee, wisconsin 53204 414 359 3060  
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900  
1970 main street suite 201 sarasota, florida 34236 941 444 8845  
311 canyon wren drive buda, texas 78610 512 649 5627

innovative design with inspiring results | [www.prarch.com](http://www.prarch.com)

Partners: Michael Bahr, Kevin Broich, Michael Brush, Gregg Golden, John Holz, Devin Kack,  
Nicholas Kent, Steven Kieckhafer, Scott Kramer, Jason Puestow, Larry Schneider, Michael Sobczak



## **EXHIBIT A**

### List of Work

1. **Application Fees:** a check for \$1,585.00 is included for: Revised Plan and Method of Operation, Landscape Plan Review Fee, and Minor Stormwater Management Fee.
- 1a. **Billed Fees:** we acknowledge that additional fees may be billed for publication and departmental reviews.
2. **Statement of Operations / Application Letter:** attached to this submission.
3. **Area Study Map:** attached to this submission.
4. **Site / Utility Plan:** attached to this submission.
5. **Preliminary Grading, Drainage, and Erosion Control Plan:** attached to this submission.
6. **Exterior Building Plans:** attached to this submission.
7. **Building Materials:** not included per our discussion, as we are matching the existing building materials.
8. **Architectural Rendering:** attached to this submission.
9. **Landscape Plan:** attached to this submission.
10. **Site Lighting Plan:** existing site lighting fixtures will remain in place, so no new work is submitted for approval.
11. **Stormwater Management Application:** attached to this submission.
12. **Digital Data:** flash drive included.
13. **Copyright Release Form:** signed form included.
14. **Other (Parking Analysis):** see narrative on following page.



#### **14. Parking Analysis**

As shown on the submitted plans, the existing site has a total of 94 parking spaces. In order to preserve green space and provide needed parking closest to the building, we are proposing an additional 12 parking spaces, or 106 total. The calculated requirement is for 119 parking spaces, or a shortfall of 13. There is room to accommodate future parking if needed along the east side of the property, but this is most distant from the new development.

Based on Owner's feedback, as well as historic aerial views of past parking utilization, it appears that need is for approximately 50% of the spaces provided on the site today.

There may be a need for a bulk oxygen tank in the future, depending on how the second floor shell space is leased. Those plans are not definite, but we anticipate two spaces may be lost, so we are showing a tentative location.

