



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 8/8/2018
Common Council Item Number: ID#18-0100	Date: 8/8/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Vena the Vericose Vein Institute / Allure Medical Spa, 1930 Bluemound Road – Conditional Use Permit	

Details: The applicant is seeking a Conditional Use Permit for a Medical Clinic at 1930 Bluemound Rd. The property is zoned M-1 (Light Manufacturing District) so commercial service facilities, including clinics, are a conditional use.

The applicant, Vena the Vericose Vein Institute, is part of Allure Medical Group which operates skin, vein, and cosmetic medical clinics primarily in Michigan and the surrounding states. The applicant is relocating the clinic from a nearby location on Bluemound Rd. in the City of Pewaukee. The clinic currently employs seven people and operates at its Waukesha location on Wednesdays and Fridays only, along with two days per week at a location in Oconomowoc. The applicant would like to expand operations significantly in the near future. Eventually they plan to be open simultaneously in both locations as many as four days per week. They will be open for up to twelve hours one day, and eight hours on any additional days. At maximum capacity they could employ as many as eleven people in this location.

The building at 1930 Bluemound Rd. is roughly 11,000 square feet and has been divided into four tenant spaces, the largest of which was a Marine Bank Branch. The applicant plans to occupy roughly 7,500 square feet of the building, including all of the bank branch space. The clinic will include nine patient offices, as well as reception space and other service areas. The remaining space will be leased to a single future tenant. The applicant does not plan to make any significant exterior modifications.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)



Staff Recommendation:

Staff recommends approval of a permanent Conditional Use Permit for Vena the Vericose Vein Institute with the following Conditions:

- All Engineering Department, Water Utility, and Fire Department comments to be addressed.