



AMBULANCE SERVICE

PLAN OF OPERATION **5100 W. Lincoln Ave.**

The address of the premises is 5100 W. Lincoln Ave. West Allis, WI 53219. This property is being leased by Curtis Universal Ambulance, Inc. (d/b/a Curtis Ambulance Service), providing both emergent and non-emergent medical transport services to the southwest area of the City of Milwaukee.

The property is the center part of a multi-unit structure currently zoned M-1. The section has 4800 square foot interior dimensions. The entire building is brick construction.

We are seeking occupancy to run a 24 hour ambulance service substation at this location. A portion of the building garage space will be used for maintenance and repairs on the ambulance fleet. The front “office” portion of the build will be the ambulance substation. The occupancy includes at least 1 ambulance and a crew of 2 to 3 Emergency Medical Technicians with 24 hour coverage.

The location of this substation greatly reduces the amount of time needed to respond to the southern and southwest portion of our contracted service area. This reduced response time is safer for our crews and provides better service to the local community.

The lot faces south towards W. Lincoln Ave. The attached business to the west is Wasco Glass. Located to the east is a vacant unit and Ultimate Glass. Across the street facing south from the front of the building is Oilgear World Headquarters and multi-unit apartments. The rear of the building (north) is bordered by the railroad. The location has pre-existing landscaping that will not be altered in any way by our occupancy.

The 24 hour operation at other locations has not had any problems and there are no foreseen problems with this occupancy.

Curtis Ambulance’s primary service area of operations for 911 responses is as follows: 1) North Border – Center St., 2) West Border – City Limits (including West Milwaukee), 3) East Border – 19th St. (north of Greenfield Ave.), and 17th St. (south of Greenfield Ave.), 4) South Border – City Limits. The purpose of this station is to respond to the southern portion of our coverage area from Greenfield Ave. to the southern city limits. We may also be called for “back-up” coverage for Bell Ambulance east of 17th St. and to respond to direct calls from other health care facilities in the area.

This location may have 2 to 6 employees on the premises. This includes 1 or 2 mechanics and 4 Emergency Medical Technicians. The hours of operation are 24 hours per day, seven days per week.

Parking is provided in the front of the building for the mechanic staff. No additional parking is needed for ambulance staff at this location. Any on-duty ambulances will park in the garage bay. There is no need for customer access for this operation.



STATEMENT OF SPECIAL USE
5100 W. Lincoln Ave.

1. Protection of Public Health and Safety
 - a. This proposed location is a greater benefit to the community than detriment. This south side station would allow us more efficient coverage of our service area, and ease of access to healthcare facilities. The station's location allows for significantly lowered 911 response times, and reduces the inherently dangerous risks involved with operating emergency vehicles.
 - b. The presence of an ambulance crew poses no serious threat to the local public's health or safety.
2. Protection of Property
 - a. The only negative impact of an ambulance station is the possibility of noise complaints, i.e. sirens at 3:00 AM. To mitigate this problem, there is a "Good Neighbor" policy enforced at all stations. This policy provides a two block radius for siren use, providing that traffic will safely allow us access without the audible warning. The location of this station is ideal due to the lack of residential area immediately located around the building.
3. Traffic and Pedestrian Safety
 - a. The ambulance garage has easy access from the garage to the parking lot entrance. There is no need for ambulance crews' personal vehicles at this station. There is a clear, unobstructed view to the street for emergency vehicle access to Lincoln Ave.
 - b. The city sidewalk has ample opportunity for ambulance operators to see pedestrians, and vice versa. Pedestrian access to this site is limited to staff access. The location of the parking lot entrance in relation to the garage minimizes the need for pedestrian traffic in the parking lot.
 - c. All ambulance operators are Certified Emergency Vehicle Operators through the National Safety Council.
4. Consistency with Future Plans
 - a. The company will make any necessary adjustments to our operation in the future to make sure that we meet the guidelines set forth by the City of West Allis.