



2814 S. 108th St
West Allis, WI 53227
CommunityMedicalServices.org

Application to City of Milwaukee Planning Commission for a Medical Service Facility operated by Community Medical Services (CMS) in conjunction with Wisconsin Community Services (WCS)

2610 W. North Avenue, Milwaukee, WI 53205

Please note: This site/address is located within the North Avenue Commerce Center Development Incentive Zone (DIZ), and a medical service facility use is noted as permitted but requires a public hearing before the City Plan Commission. The maximum number of patients that will be served at this site at any given time is consistent with the existing users of the social services facility already operating under WCS, - 90 by contract, but averages 40.

Any future signage at this site will follow the DIZ standards and will be staff-approved.

1. Protection of Public Health Safety and Welfare.

CMS and WCS have considered the public health, safety, and welfare of the community in which this new service will be offered, at 2610 W. North Avenue, Milwaukee, WI 53205, in a myriad of ways.

Supporting documents have demonstrated the considerable need for day treatment services for those with opioid addiction in this neighborhood. The need for treatment is real and it is everywhere. The City of Milwaukee has spent an enormous amount of time and resources through the Milwaukee Fire Department, Milwaukee Health Department and the joint City/County City-County Heroin, Opioid, and Cocaine Task Force (CCHOCTF) to prioritize prevention and treatment of opioid addiction. The attached documentation demonstrates just how pervasive the problem is and the need for more treatment facilities throughout the city to promote healthy communities and to preserve safe neighborhoods. Over the past few years, the need is even more pronounced in predominantly African American neighborhoods, where overdose numbers are skyrocketing. The placement of this facility, in this location, is entirely committed to preserving the Health, Safety and Welfare of the community by addressing the problem directly. A copy of the CCHOCTF Final Recommendations (November 2018) are attached as supporting documentation. Among those recommendations are these, which, this facility will support:

1. Enhance and fund existing prevention programs to keep individuals from developing substance use disorder, including youth.
2. Reduce the number of opioid-related deaths in Milwaukee County.
3. Ensure adequate access to timely, affordable, and quality services for all people with substance use disorders.
4. Develop programs in collaboration with the criminal justice system that treat addiction as a disease, while actively working to reduce the availability of illicit substances.
5. Enhance collaboration between community-based initiatives and government agencies.
6. Improve epidemiology and surveillance related to substance misuse.



2814 S. 108th St
West Allis, WI 53227
CommunityMedicalServices.org

Regarding on-site coordination and safety services, CMS will coordinate with the program outlined by WCS in their approved October application, including all program outings supervised by staff. Staff have walkie-talkies when they are onsite and use agency cell phones to communicate when staff are in the community. In addition to program staff supervision, WCS contracts with a private company, Metro Police, to provide additional security support when needed. There are cameras strategically placed throughout the space to allow staff to monitor activity around the building. In addition, CMS will employ a “Client Navigator” to patrol the area around the building and parking lot to ensure that patients are arriving and departing in an orderly manner.

2. Protection of Property.

As a tenant of WCS, CMS will enjoy the services provided by their security, landscaping and cleaning staff in the building, the parking lot, and the surrounding area. Given that the patients being served by the CMS facility are existing users of the building, additional traffic, activity, disruption will be minimal. WCS has a team of facilities staff that can be responsive to any property repair needs and a Security Coordinator who is certified to train in Non-Violent Crisis Intervention, among other safety-related interventions. He also has extensive experience with law enforcement and correctional settings. WCS’ operation at this location has seen no disruption to any commerce or quality of life to any surrounding properties. In fact, the passive security offered by staff and users of the facility offers an additional protection for area properties and businesses.

3. Traffic and Pedestrian Safety.

This location, at the intersection of two main streets, offers easy access by auto and public transportation and to pedestrians. These controlled intersections offer the safety of traffic lights, crosswalks, and frequent patrolling by law enforcement. Studies have shown that treatment for addiction is most successful when most barriers to obtaining or receiving the services are removed. This includes geographic proximity and transportation. The people who will receive this service are those in the area who find it easy to access and are comfortable with the surroundings, the people, and the area’s culture. The nearest intersection is the corner of North Avenue and 27th Street, which is a busy intersection both in terms of foot traffic and vehicular traffic.

4. Consistency with Comprehensive Plan.

The **MARKET ANALYSIS FOR THE FOND DU LAC & NORTH AREA PLAN** (August 2019) calls for a *Focus on Live-Learn Neighborhood Development – including a focused effort on community health and economic development within neighborhoods immediately surrounding local schools.*

By providing medical services that directly addresses a public health crisis in the area surrounded by both public and private schools, CMS will be improving community health. The plan goes on to recommend the following:

- *Build on Community Assets to Increase Opportunities – starting with local assets, regional assets and the recent resurgence, investment, and growing energy in Downtown Milwaukee – just minutes away.*



2814 S. 108th St
West Allis, WI 53227
CommunityMedicalServices.org

- *Consider Vacant and Publicly-Owned Properties as Potential Opportunities – including new infill development to increase tax base and pursue public-private partnerships that deliver essential community benefits.*
- *Build on Growing Support for Collaborations – including developing collaborative hubs, developing contractor businesses with job training, and expanding ecotourism assets.*

By partnering with WCS and the comprehensive services they offer through their Hub and Spoke Program, CMS is responding to each of these recommendations by collaborating and partnering with a local institution. Furthermore, the additional staff and ancillary activity will assist with the buying power in the neighborhood to be enjoyed by local businesses.

The demographics of the area are also critical to the need for this service in this location. According to a March 2022 article in the **Wall Street Journal**:

“The fatal overdose rate among Black people surpassed that for white people in the first year of the pandemic, as an increasingly lethal drug supply and Covid-19’s destabilizing effects exacted a heavy toll on vulnerable communities in the U.S.

The proliferation of the potent opioid fentanyl, and a pandemic that has added hazards for people who use drugs, are driving new records in U.S. overdose deaths, and Black communities have been hit especially hard. Black people often have uneven access to healthcare including effective drug treatment, putting them at high risk, researchers and public-health experts say.”

Considering that 82% of the population in the area is African American, we are directly addressing both the growing overdose problem and filling the gap in providing services in an area in which these services are not easily available. Approving this plan will not solve the growing addiction and overdose problem, but it will be one small step to fight back against the tide and to create a healthier community.