

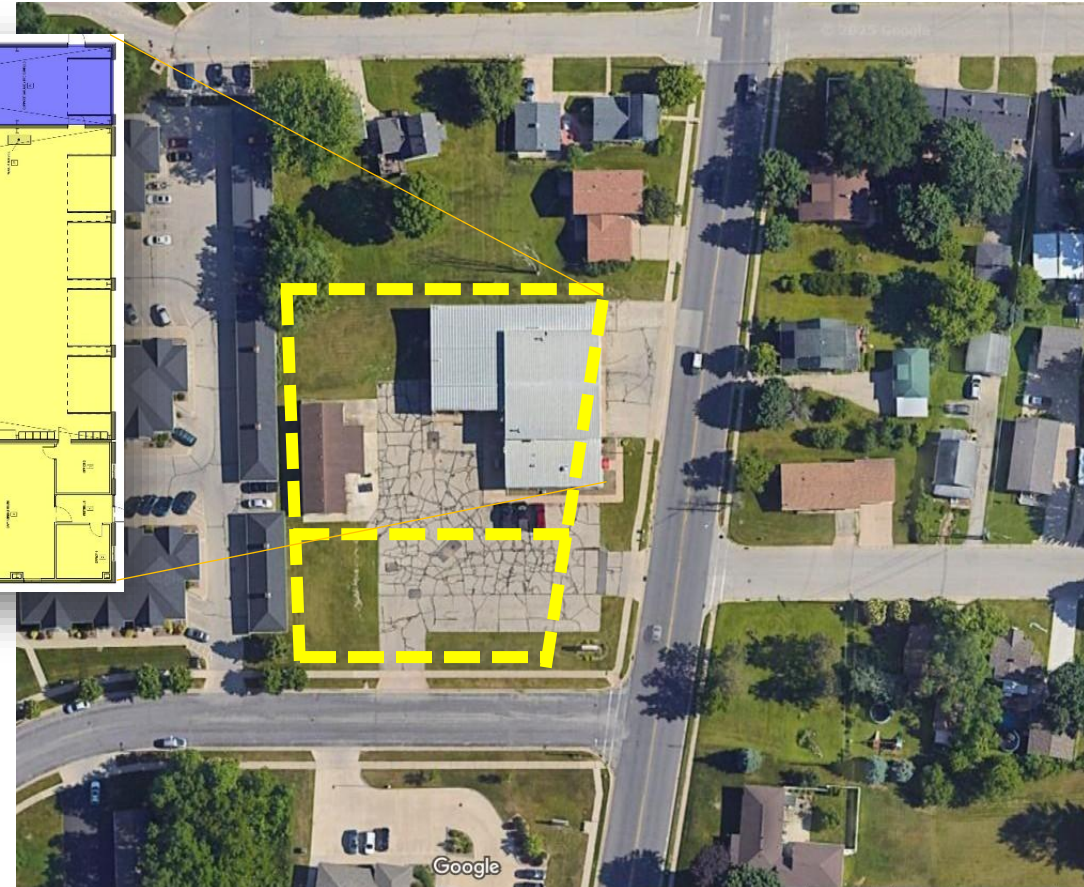
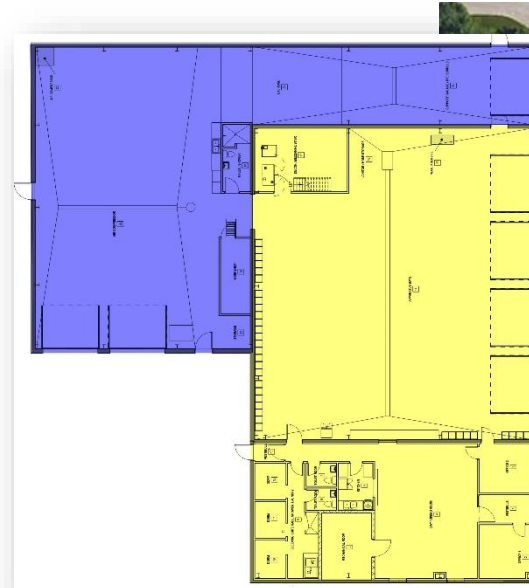
HOLMEN AREA FIRE DEPARTMENT EXISTING FIRE STATION CONDITIONS





EXISTING CONDITIONS GENERAL LAYOUT

- Built in 1979 (In Yellow)
 - Additional Bays, 2001 (In Blue)
 - Renovation of showers to dorms, circa 2019
- Designed for:
 - Men-only department
 - Volunteer Department
- 10,708 sf
- Landlocked
 - Housing to the north & west
 - Streets to the east & south
 - Located on two parcels





EXISTING CONDITIONS GENERAL LAYOUT

- Back-in bay design and limited visibility create significant collision, injury, and apparatus damage risk
- Front apron configuration forces unsafe operations on Main Street, including traffic stoppage, sidewalk encroachment, and difficult apparatus alignment
- Current Rear-apron response pattern reduces efficiency and increases risk by slowing turnout and routing apparatus through parking areas



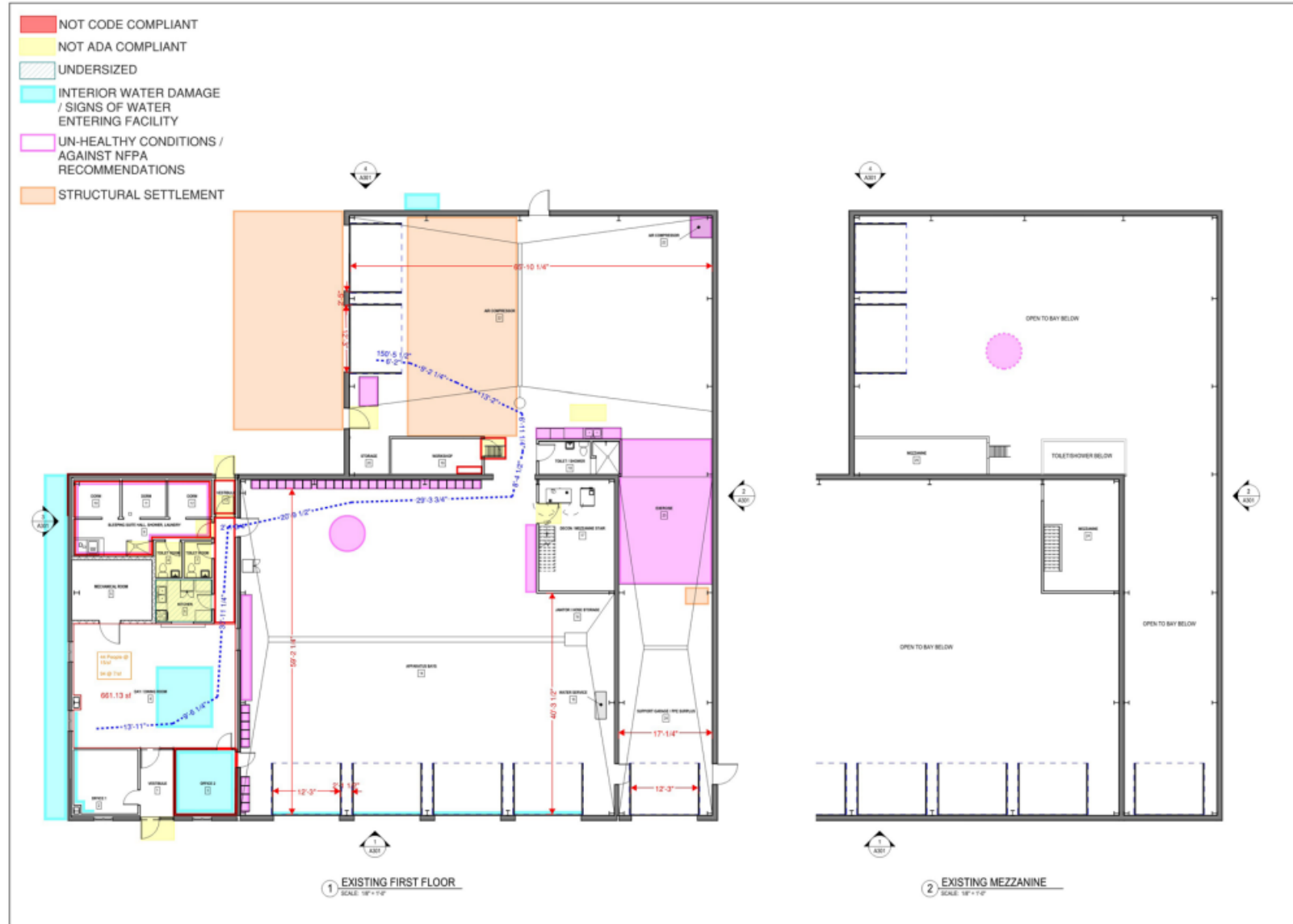


EXISTING CONDITIONS

EXISTING STATION LAYOUT

- NOT CODE COMPLIANT
- NOT ADA COMPLIANT
- UNDERSIZED
- INTERIOR WATER DAMAGE / SIGNS OF WATER ENTERING FACILITY
- UN-HEALTHY CONDITIONS / AGAINST NFPA RECOMMENDATIONS
- STRUCTURAL SETTLEMENT

- Facility has exceeded its expected life cycle and requires major maintenance and structural upgrades
- Building does not meet current IBC or ADA requirements
- Renovations would require bringing all non-compliant elements up to code
- Does not meet NFPA guidelines for modern fire stations
- Does not meet functional or space needs of a contemporary career department



HOLMEN FIRE DEPARTMENT
710 S Main St, Holmen, WI 54636

HOLMEN AREA FIRE DEPARTMENT
FIELD VERIFICATION

wendel
Architectural
204 E. Grand Avenue, Suite 200
Eau Claire, WI 54701
www.wendelcompanies.com
p 716.688.6796 f 607.293.6325

Wendel WI Architects, Engineers, Surveyors and
Landscape Architects, P.C.

PROGRESS PRINT
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NO.	REVISIONS	DATE

EXISTING FLOOR PLAN

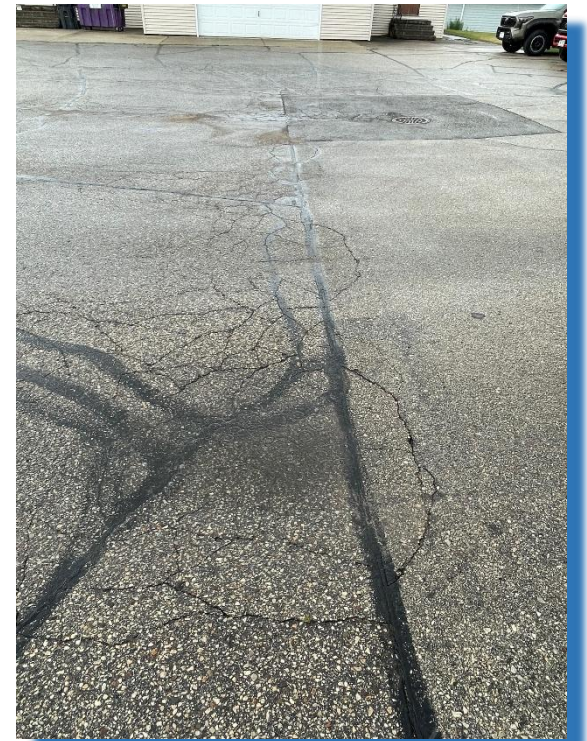
GENERAL SCALE BAR
Equal to Section 1 and Section 2 (1/8" = 1'-0")

DATE: 12/11/24
SCALE: 1/8" = 1'-0"
DWN: Author
CHK: Checker
PROJ. No: 63751
SWS No:



EXISTING CONDITIONS PARKING LOT

- Parking lot has failed pavement and safety hazards with widespread cracking, settlement, uneven surfaces, and ADA non-compliance
- Drainage deficiencies create standing water issues, including pooling near stormwater connections
- Lack of striping and signage creates operational and accessibility concerns, with no defined parking, ADA stalls, or traffic guidance for emergency vehicles





EXISTING CONDITIONS SIDEWALKS

- Uneven, deteriorated pavement and sidewalks with cracking and settlement creating trip/fall hazards
- Surfaces do not meet ADA accessibility requirements, including lack of compliant routes and parking
- Standing water across paved areas and sidewalks increases slip risk and potential ice hazards
- Inadequate pedestrian pathways force foot traffic into apparatus apron areas, creating conflict with emergency vehicles
- Lack of traffic control markings increases risk of vehicle and pedestrian conflicts
- Insufficient curb/tire stop protection allows vehicles to encroach onto pedestrian areas, increasing injury risk





EXISTING CONDITIONS EXTERIOR ENVELOPE

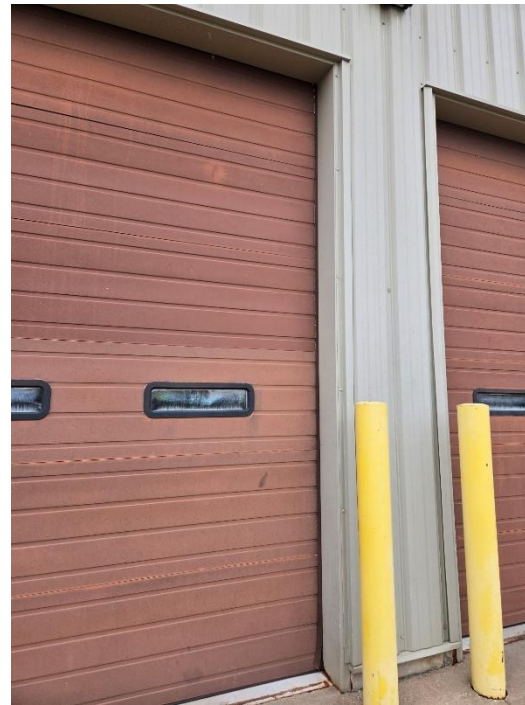
- Aging exterior envelope and low-slope roof are contributing to ongoing water intrusion, requiring continued maintenance and repairs
- Undersized gutters and poor drainage are accelerating building deterioration, causing overflow, fascia damage, and infiltration
- Improper downspout discharge creates site and safety issues, including foundation pooling, erosion, and ice hazards on adjacent walkways





EXISTING CONDITIONS EXTERIOR ENVELOPE

- Doors, windows, and overhead apparatus doors are aging and nearing or beyond end of life, with deterioration and leakage concerns
- Openings do not meet current standards, including ADA accessibility and likely energy code requirements, contributing to performance and compliance issues

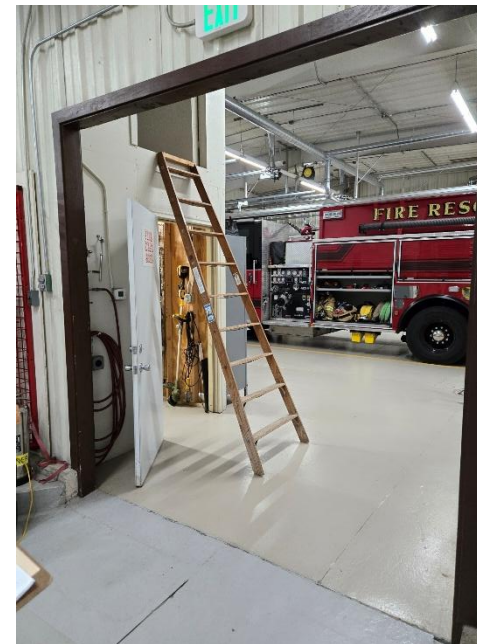
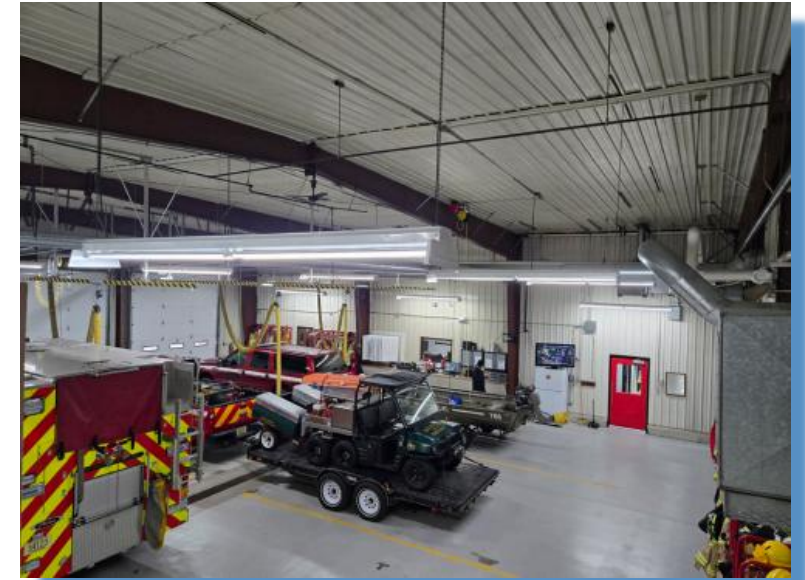




EXISTING CONDITIONS

APPARATUS BAYS

- Inefficient bay layout increases response delays and risk, with rear first-out apparatus, indirect access, and poor radio coverage
- Bays do not meet modern apparatus standards, lacking drive-through design with inadequate clearances, depth, and height
- Interior conditions create safety hazards, including poor lighting, overhead obstructions, deteriorated floors, drainage issues, and outdated doors.





EXISTING CONDITIONS

PPE STORAGE, DECON AREA

- PPE storage located in apparatus bay exposes gear to carcinogens and contaminants
- PPE placement increases response inefficiencies and congestion in travel paths
- Lack of dedicated PPE storage and turnout space limits effective decontamination practices
- Decontamination areas are undersized, inefficient, and fragmented throughout the bay
- Decon sink is inadequate for proper equipment cleaning

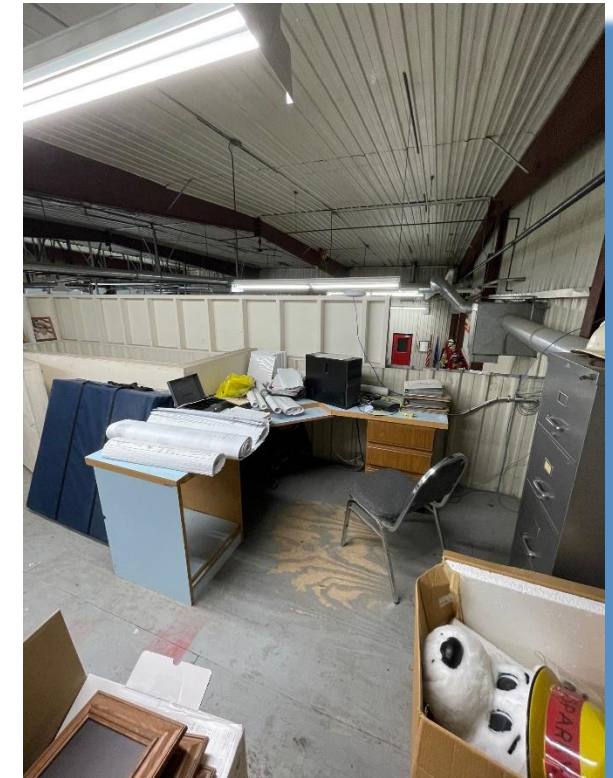
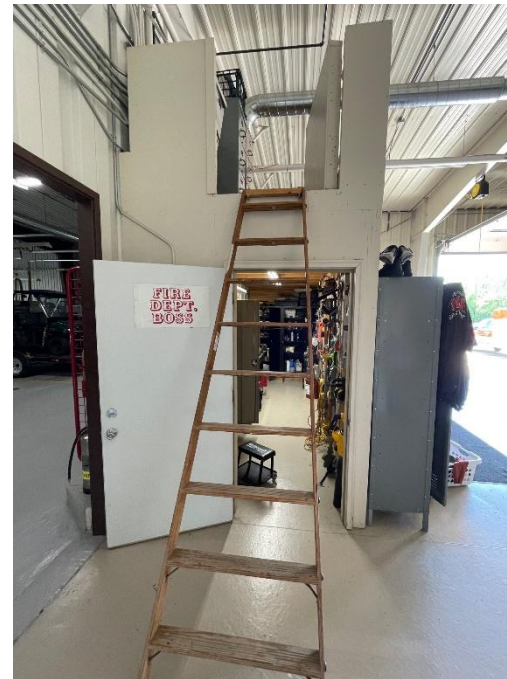
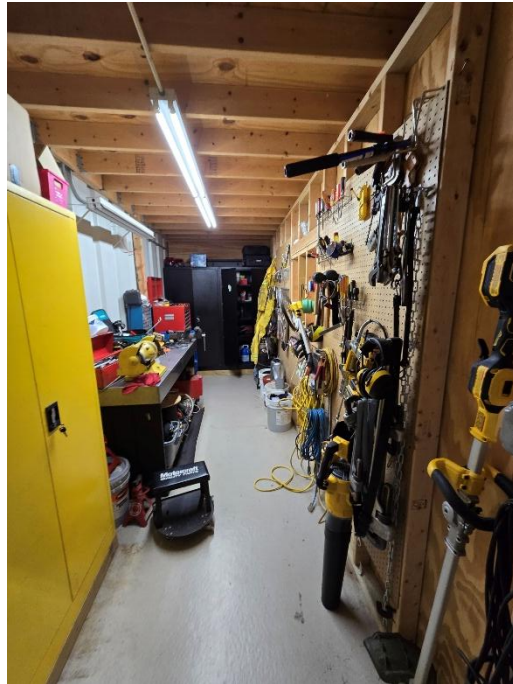




EXISTING CONDITIONS

WATCH AREA, WORKSPACE, STORAGE

- Station layout and mechanical systems do not support proper hot/warm/cold zone separation
- Watch room located in apparatus bay exposes staff and equipment to contaminants
- Limited office space forces work activities into the hot zone
- Limited storage space forces unsafe, non-compliant storage solutions
- Workshop is undersized, unventilated, and located in the apparatus bay

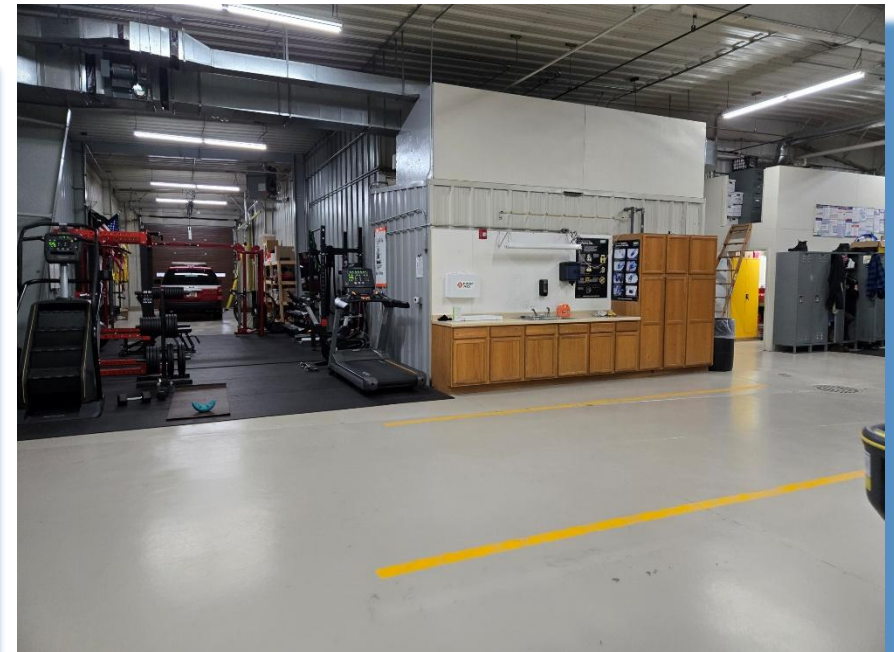
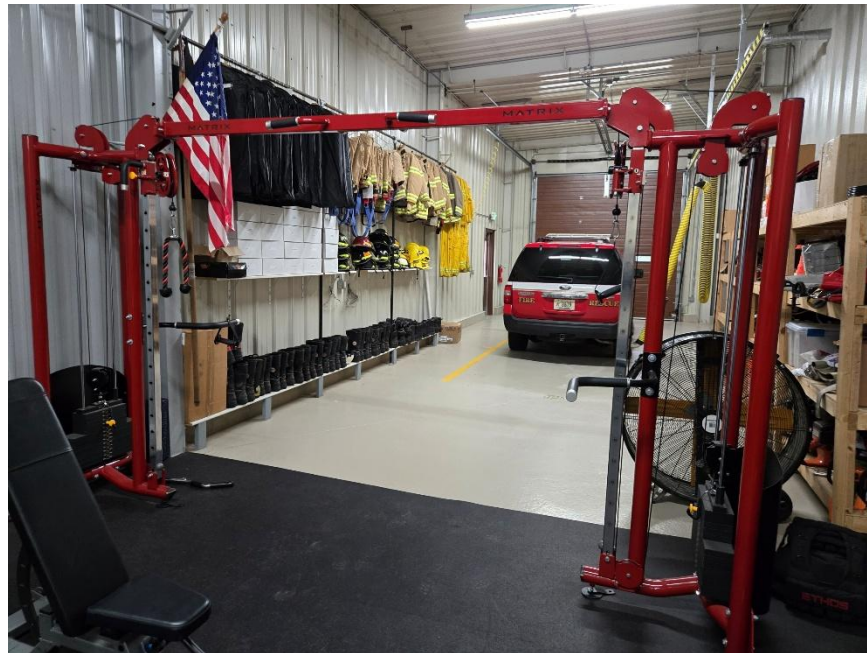




EXISTING CONDITIONS

EXERCISE, LOCKERS, DECON

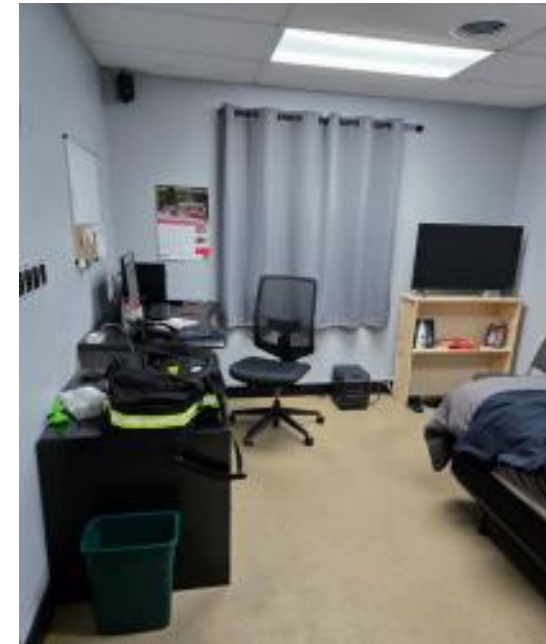
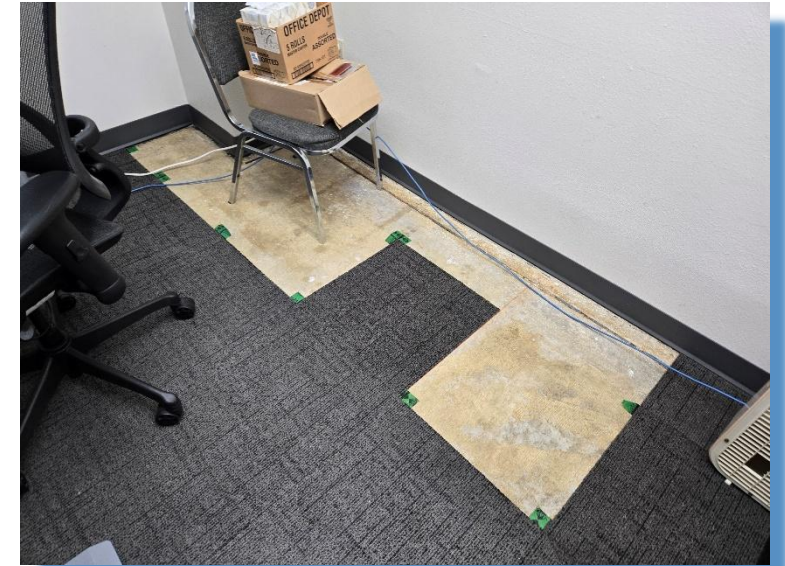
- Personal lockers in apparatus bay increase carcinogen and cross-contamination exposure
- Exercise room located in apparatus bay exposes personnel to carcinogens and temperature extremes





EXISTING CONDITIONS OFFICE, KITCHEN, DAY ROOM

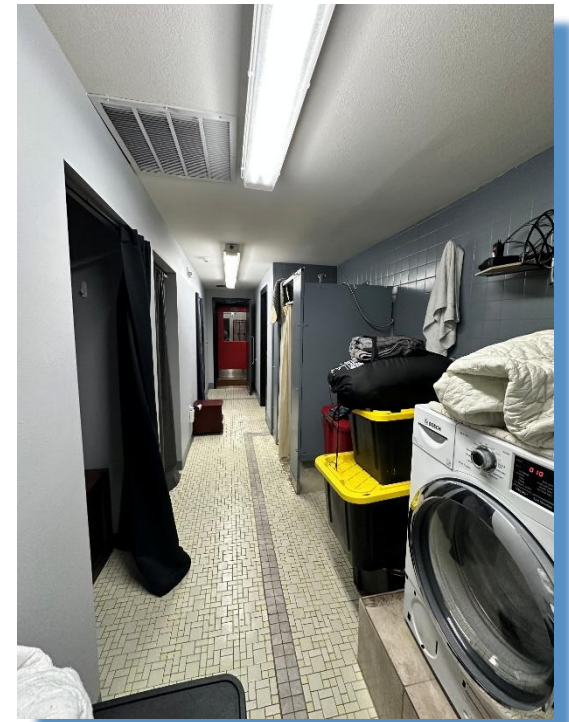
- Chief's office placement forces front doors to remain locked
- Ongoing water intrusion damaging walls, ceilings, and flooring throughout
- Structural settlement causing slab cracking
- Company Officer dorm/office space does not meet IBC requirements
- Direct bay access exposes occupants to carcinogens
- Multipurpose room undersized and overused
- Kitchen undersized, deteriorated, and not ADA compliant





EXISTING CONDITIONS SLEEPING DORM AREA

- Dorms poorly constructed with inadequate privacy
- Persistent odors from floor drains
- No windows in dorms
- Extreme temperature swings in dorms
- Dorm and living areas not ADA or code compliant
- Poor overall indoor air quality with reported respiratory issues
- Spaces inadequate for a mixed gender career fire department





EXISTING CONDITIONS SUMMARY

Existing Fire Station...

- **Exceeds** useful life with widespread deterioration and structural concerns
- **Fails** to meet ADA, IBC, and NFPA code requirements
- **Reduces** response efficiency and increases safety risks with poor layout
- **Lacks** separation between contaminated areas (apparatus bays), transition areas, and clean living/working spaces, increasing exposure risks
- **Degrades** health and usability due to water intrusion and poor air quality
- **Limits** operations with undersized, outdated bays and support spaces
- **Constrains** staffing with non-compliant, undersized living and administrative areas
- **Compromises** decontamination and PPE handling with inadequate, poorly located spaces
- **Creates** safety hazards with non-compliant site circulation and pedestrian access
- **Relies** on failing building systems and outdated infrastructure
- **Prevents** effective operations and future growth due to space and capacity limitations