

The Town of Nokomis EMS Housing Committee

Information for the Proposed Fire Station Addition

Why do we need an addition to our fire station ?

- ***So the Ambulance can stay in Nokomis***
 - ***Ability for sleeping rooms for EMS crew***
 - ***Office and living space for EMS operations***
- ***Fire Department regains use of office and family room***
- ***Future needs of the Fire Department***
 - ***Volunteerism is not the same as it was***
 - ***Possible FF's staffing in the future***

How did we get to where we are with the need for adding a sleeping area for Med 4

This issue with Med 4 isn't something that just came up, this was brought to the Town Board in 2014.

The new fire station, as we refer to it, is twenty-four years old. Was built to meet the immediate and near future needs of the department and designed to be expanded when needed.

Prior to building the station we asked Oneida County about positioning a full-time ambulance in the southwestern part of the county and that we would build room in our new station if they wanted to locate it there. At an Oneida County board meeting we were told that there will never be an ambulance in the southwestern part of the county. So, we built the station without any allowance for an ambulance.

Fast forward to 2009. We were asked if we would consider housing an Oneida County ambulance at our station. Of course, we said yes. The ambulance was staffed 24-hours a day utilizing 12-hour shifts. With out a doubt having an ambulance located in our community was a great asset for Nokomis and the surrounding townships. In addition, we no longer needed the contract with the Tomahawk Ambulance.

Fast forward to 2014. In the five years that the ambulance was located at our station it had proven to be greater than expected and we wanted to make sure that it would stay in Nokomis.

The ambulance needed more room and deserved their own space. We were also told that recruiting paramedics was getting tougher for 12-hour shifts and the future we will need sleeping quarters as the normal would be 24-hour shifts.

The fire department, the town board, and Oneida County Emergency Manager at that time started meeting to figure out the best way to provide the ambulance crews what they needed and make sure a county ambulance stays in Nokomis. This process and meetings continued for a few years and looked at many options.

In 2017 the town held a community meeting to lay out the plans for a proposed public safety building for Med 4 and the Sheriff's Department. At the meeting, our fire chief at that time made it clear that he felt there was no need for any changes with the fire station or ambulance. The meeting ended without any decision and no further discussion. The Town of Sugar Camp was working to get a fulltime Oneida County ambulance in their area. Sugar Camp built an ambulance building and Oneida County filled it with fulltime crews as Med 8.

As time went on the Med 4 crew started using more of our office space, the family room became the EMS room, and they started 24-hour shifts.

In 2024 Aspirus asked if they could install murphy beds in the dayroom. The issue came back up that we can't allow them to put in beds, as there is no firewall between the apparatus area and the sleeping area. Town Chairman Luedke asked the state commercial building inspector to inspect the station, the inspector confirmed that a fire separation would be needed and said only one person could sleep at a time and the other had to be awake until corrected.

With the need to make changes to the station to be compliant with the building code we started the process over to decide the best way for the ambulance crews to have what they need so the ambulance can stay in Nokomis.

With the need for a firewall separating the apparatus area and the sleeping area along with the need for additional space...

- The Town Board and the Fire Department established a committee to evaluate the needs of the ambulance crew and the fire department for now and the future.
- Hired an architectural firm, with experience in designing buildings for municipalities. Keller Inc.
- Started with looking at our current situation and a needs assessment.
- Evaluated the options that were suggested.
- Worked with the Keller group to develop a design that would meet the needs of the ambulance crew and fire department.

The value of having an ambulance stationed in our community.

Everyone probably knows someone that has needed an ambulance.

Maybe it was you, or someone in your family.

We also know how important it is that an ambulance arrives as quickly as it can, with the needed advanced emergency medical care.

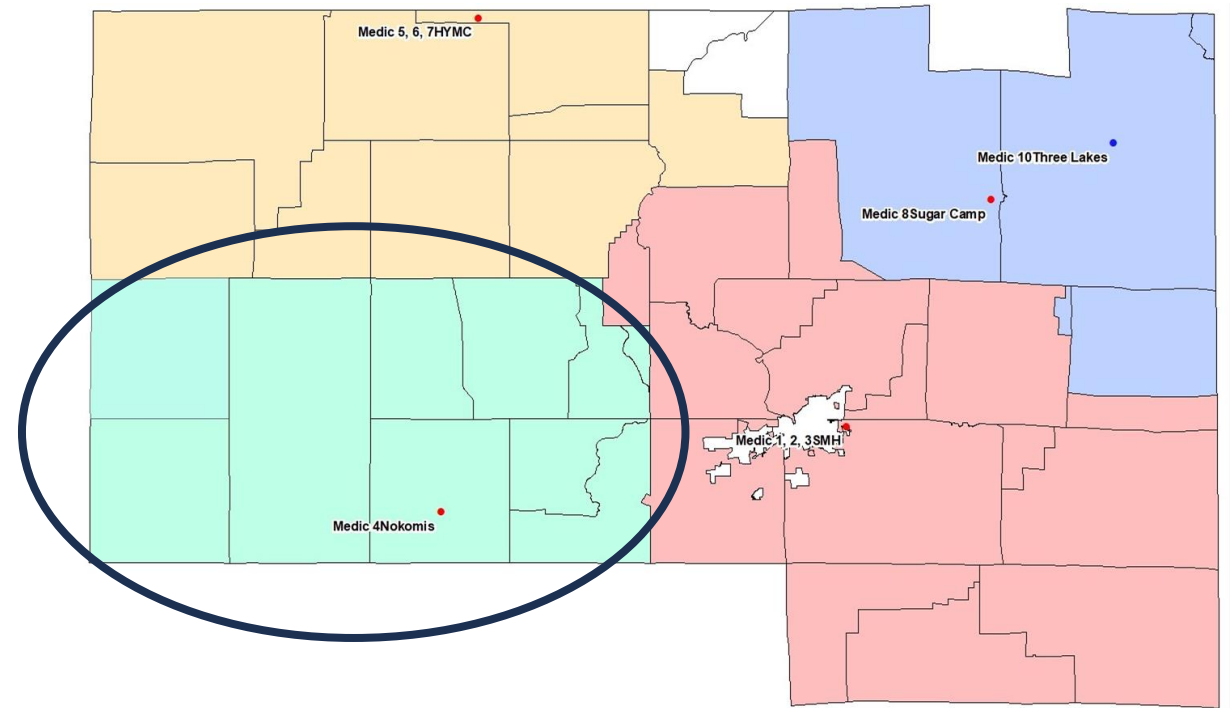


Oneida County Medic 4

Main Coverage Area Southwestern Oneida County

Nokomis, Cassian, Woodboro, Little Rice, Lynn

- Responds 24 hours a day
- Responds to Medical calls
- Responds to Fire Calls
- Responds to Crashes

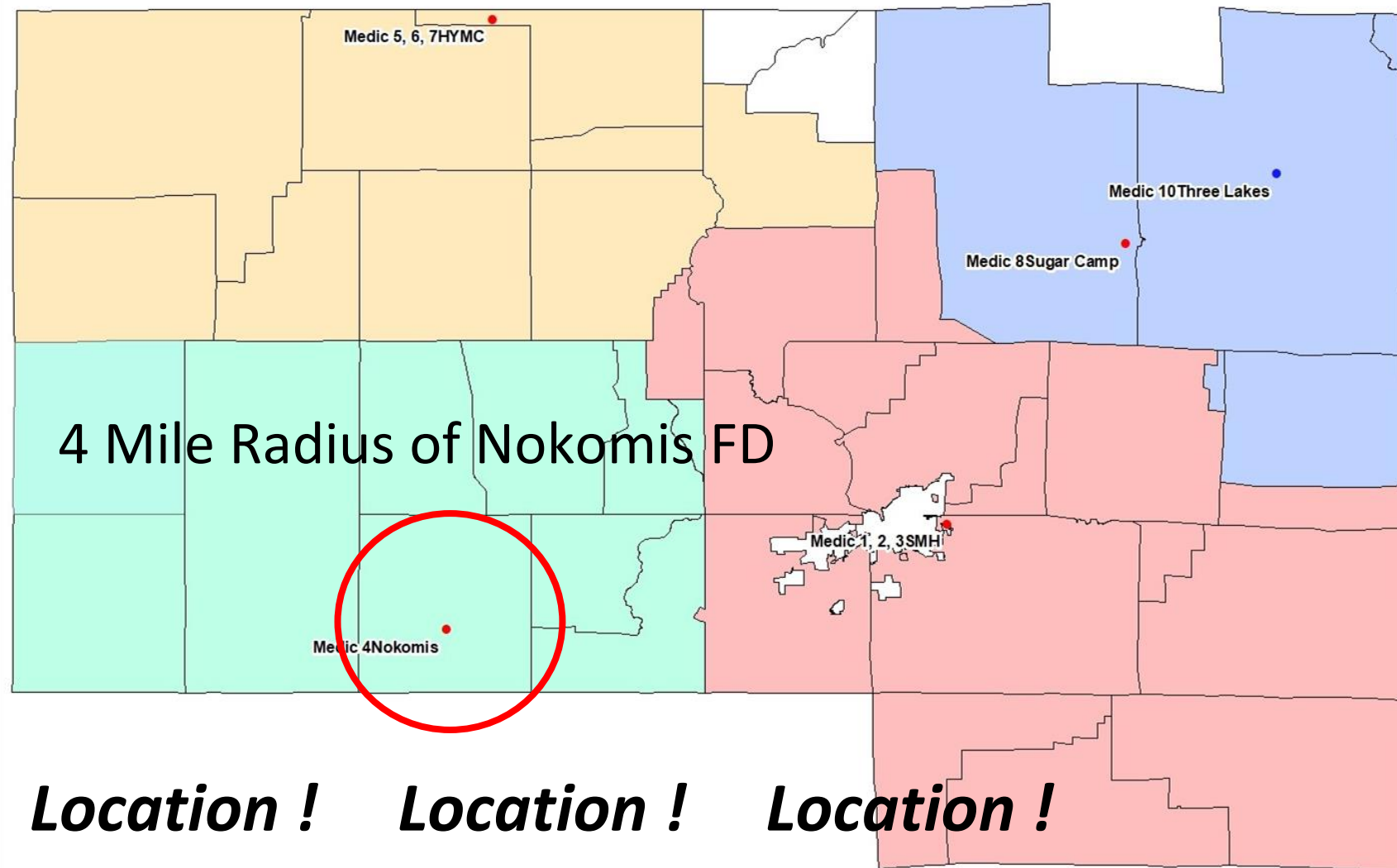


Med 4 often arrives before Fire Department Resources in this area, providing valuable size-up information to other responders.

The Value of having a Paramedic Ambulance in Nokomis

- The Time from your call to on scene
- The Time from your call to treatment
- Paramedics able to provide advanced treatment at scene
- 2026 Year to Date Response Times as of 9-3-26: Med 4's average time on scene in Nokomis is 7.67 minutes

***Nokomis is getting
City Type Response***



Demographics

Medic 4 Southwestern Oneida County

Township Populations (2024):

- Nokomis: 1511 38.9%
- Cassian: 1043 26.9%
- Little Rice: 338 8.7%
- Lynne: 115 2.97%
- Woodboro: 869 22.4%
- TOTAL: **3876**

Nokomis

40% of the population
is over 60 years old
(2024 Census)

During the summer months the population increases

How our EMS services are structured:

ONEIDA COUNTY



**Oneida County
OWNS/MAINTAINS
AMBULANCES (7)**



**Oneida County
CONTRACTS FOR
PARAMEDIC/EMT STAFFING**



**TOWN OF
NOKOMIS**

PROVIDES FACILITY FOR MEDIC 4 AMBULANCE & STAFF

Oneida County's costs for Med 4

Capital Expenses

2025 AMBULANCE COST \$300,000

EQUIPMENT (Lifepack, Lukas, Cot) \$57,000

(Approx cost every 7 Years) **\$357,000**



Yearly Costs paid by Oneida County for Med 4

Annual Operating Expenses

MAINTAINANCE + FUEL + INSURANCE (Approx) = \$35,750

CONTRACT FOR EMS STAFFING (from Provider) = \$656,732

\$692,482

***Per Year
(Approx)***

Town of Nokomis Provides Facility

**FACILITY FOR AMBULANCE & STAFF
(24 Hours Shift) SHOULD INCLUDE**

Clean Safe Area

Parking area for Ambulance

Office space for EMS crew

Living space for EMS crew

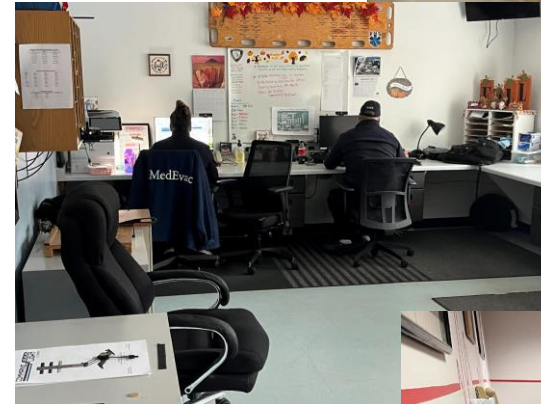
Kitchen and eating space

Bathroom and Shower

Sleeping Rooms (quiet/private area)

Lockers

Laundry Facilities



Medic 4 EMS Calls 2025

• *Calls per Township Southwestern Oneida County*

• Nokomis	112
• Cassian	89
• Little Rice	17
• Lynn	11
• Woodboro	<u>66</u>
Total	295

Calls are increasing

Nokomis Calls 2000	60
Nokomis Calls 2010	84
Nokomis Calls 2020	132
Nokomis Calls 2025	112



The Goal is to keep the Oneida County Ambulance in Nokomis covering Southwestern Oneida County



Medic 4 being in Nokomis is a huge benefit to Nokomis

Keller Presentation



KellerTM

Planners | Architects | Construction Managers

Town of Nokomis Facilities

Architecture & Construction Management
Keller, Inc.

**Your
Project**

**OUR
COMPANY**

**PROJECT
TIMELINE**

Architecture

**Construction
Management
Process**

Budgeting

**OUR
COMPANY**

- Employee Owned***
- 275 Employees***
- Offices in Fox Cities,
Wausau, Madison, and
Milwaukee***
- 60+ Years in Business***
- 250 Million in projects in 2025***

**OUR
TEAM**

**OUR
PROJECTS**

VIROQUA

NEWTON

**FORT
ATKINSON**

**IRON
RIDGE**

**B.U.G.
NORTH**

**B.U.G.
SOUTH**

FREEDOM

**BAILEYS
HARBOR**

CASCADE

TOMAH

JACKSON

OUR PROJECTS

Our Design and Construction Management experience ranges from Fire Stations, Police Departments, EMS Facilities, School Districts, Public Work Facilities, Village Offices, Libraries, etc.



Town of Nokomis



**FACILITY
ASSESSMENT**

**NEEDS
ASSESSMENT**

**PROJECT
GOALS**

VOLUNTEERS



PROJECT GOAL

*HOW CAN WE CREATE A
SOLUTION TO SOLVE THE
UTILIZATION PROBLEM
OF OUR CURRENT FIRE &
EMS FACILITY IN THE
MOST ECONOMICAL
MANNER?*

**FIRE & EMS
CHANGING
REQUIREMENTS**

**EMS SPACE
CONSTRAINTS**

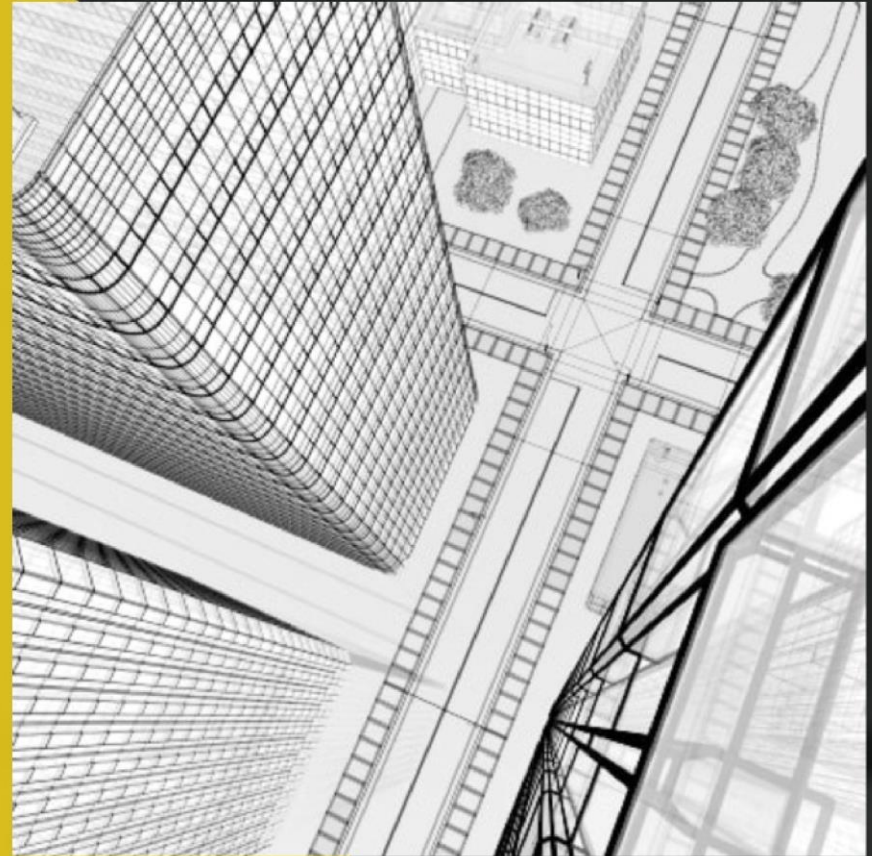
FIRE & EMS FACILITY

CURRENT FACILITY

- BUILT IN 2002

CURRENT CONCERNS

- LACK EMS OPERATIONS AND DEDICATED OFFICE, SLEEPING, AND RESTROOM***
- EMS RECRUITMENT***
- EMS RETENTION***
- LACK OF STATE REQUIRED FIRE WALL***



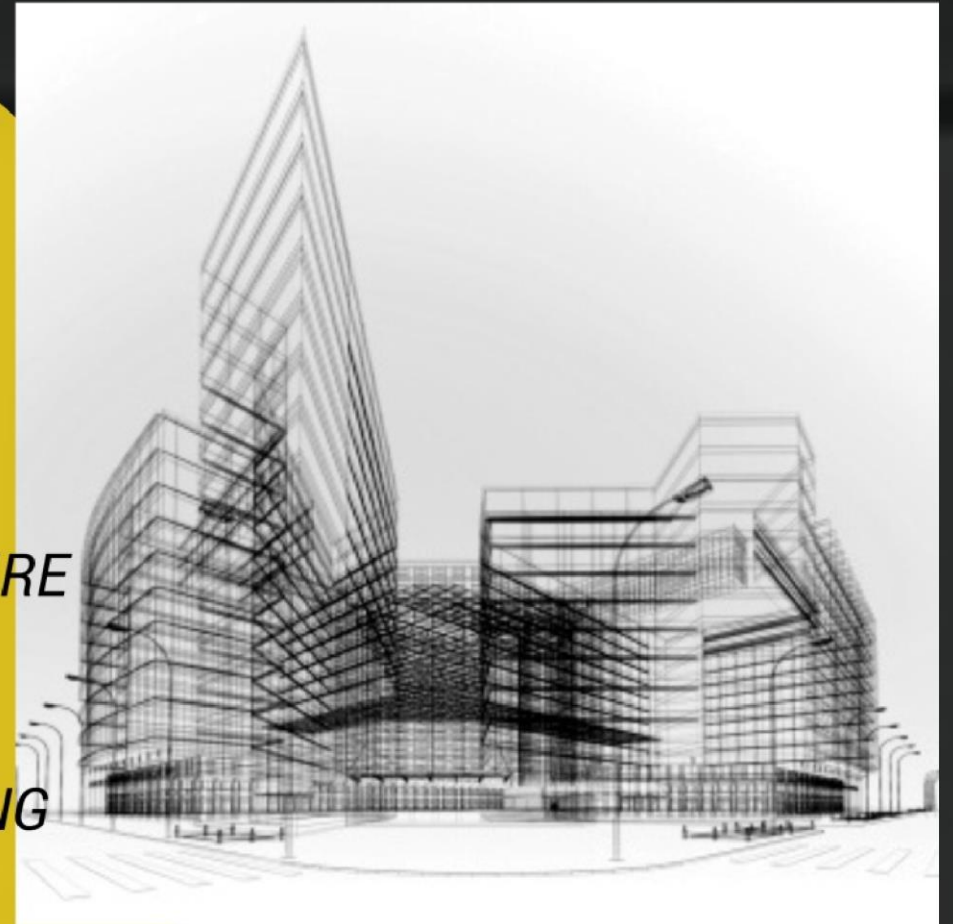
Needs Assessment



GOALS

5 GOALS OF PROJECT

1. KEEP PARAMEDIC COUNTY AMBULANCE LOCATED IN NOKOMIS
2. SLEEPING ROOMS, OFFICE, AND LIVING SPACE FOR EMS
3. FUTURE SLEEPING ROOMS FOR FIRE DEPARTMENT
4. KEEP VOLUNTEER MODEL WORKING
5. BEST SOLUTION FOR PUBLIC SAFETY SERVING THE COMMUNITY NOW AND IN THE FUTURE



Why do we need EMS?

EMS Staffing in Community

- 1. Quick Response Times for EMS / Fire*
- 2. We all know someone that has benefited from EMS Services*
- 3. EMS Personnel staffing in community*
- 4. Paramedic Level Service minutes away*
- 5. Investment in Public Safety*

TOWN OF NOKOMIS



**ALTERNATIVE
OPTIONS**

**FIRE
STATION**

ADDITION TO FIRE STATION

FLOOR
PLAN

TRADEOFFS

RENDERING

SUMMARY

SITE PLAN

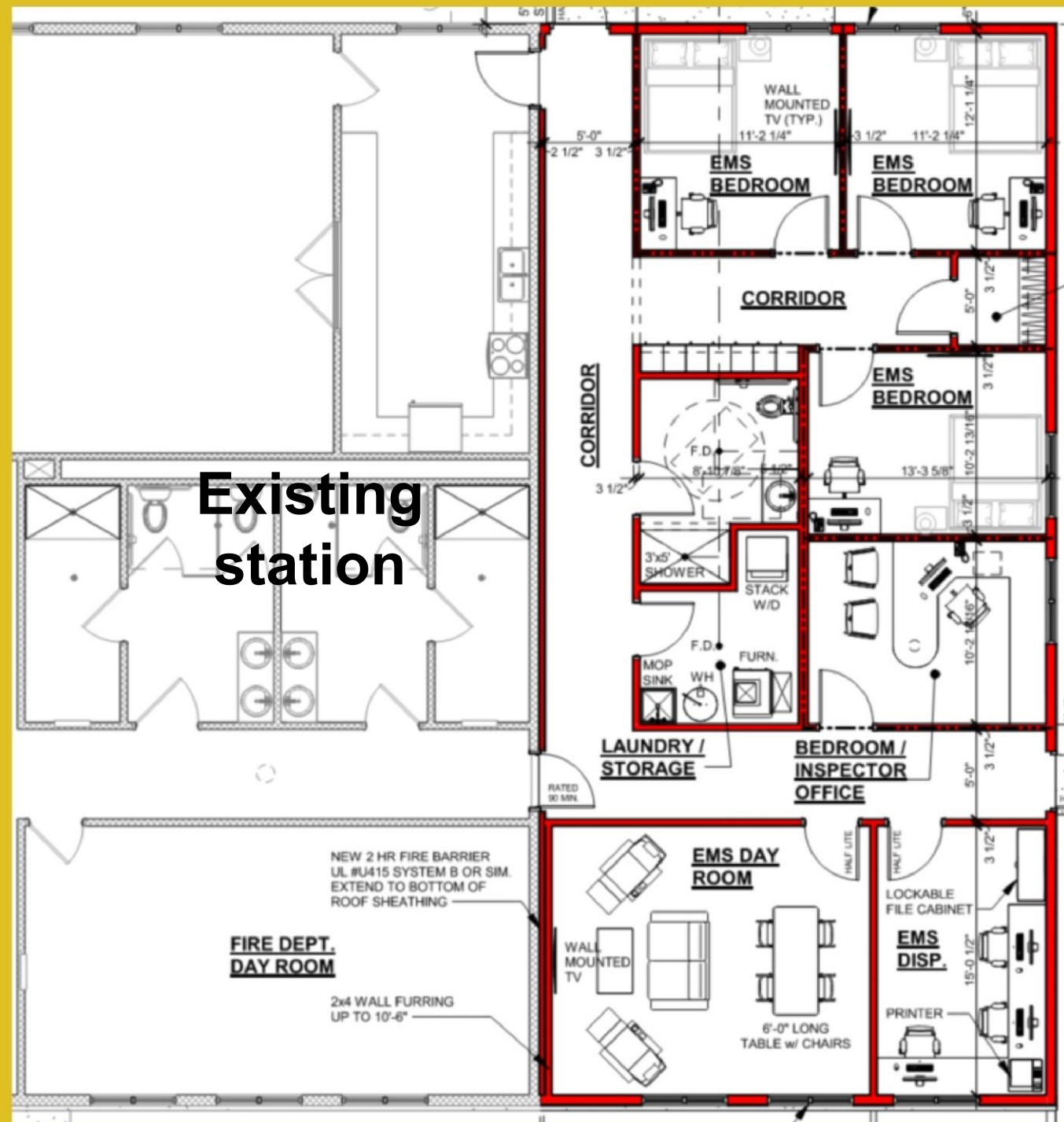


Addition to Fire Station: \$1.1 - \$1.2 million

Benefits

- 1) Keep Fire & EMS in 1 building*
- 2) EMS gets own day room, office, laundry, and sleeping rooms.*
- 3) Fire obtains space within the building (family room and office)*
- 4) Better retention of personnel (Fire & EMS)*
- 5) Saving operational costs*
- 6) Fire Dept can utilize sleeping rooms*
- 7) Long-term Solution*
- 8) Address likely future needs*





Existing
station

Addition
outlined in
RED



OUR PROCESS

HOW IT
WORKS

BIDDING



Architect & Construction Manager

HIGHLIGHTS

Single Source Responsibility

Lower Overall Cost

Full Transparency in Bidding Process

More Local Contractor Participation

Keller will Not Self-Perform work

At - Risk Construction Manager

Reduce Administration Burden

Keller Bonding Capacity - Surety

Keller Team is with the Town from early assessment, design, and until project completion

Budgeting Process

In House Estimators

- *Complete Estimate of Project*
- *Over \$400,000,000 estimated this year*

*Conceptual Phase
Preliminary Budget
Refined Budget*

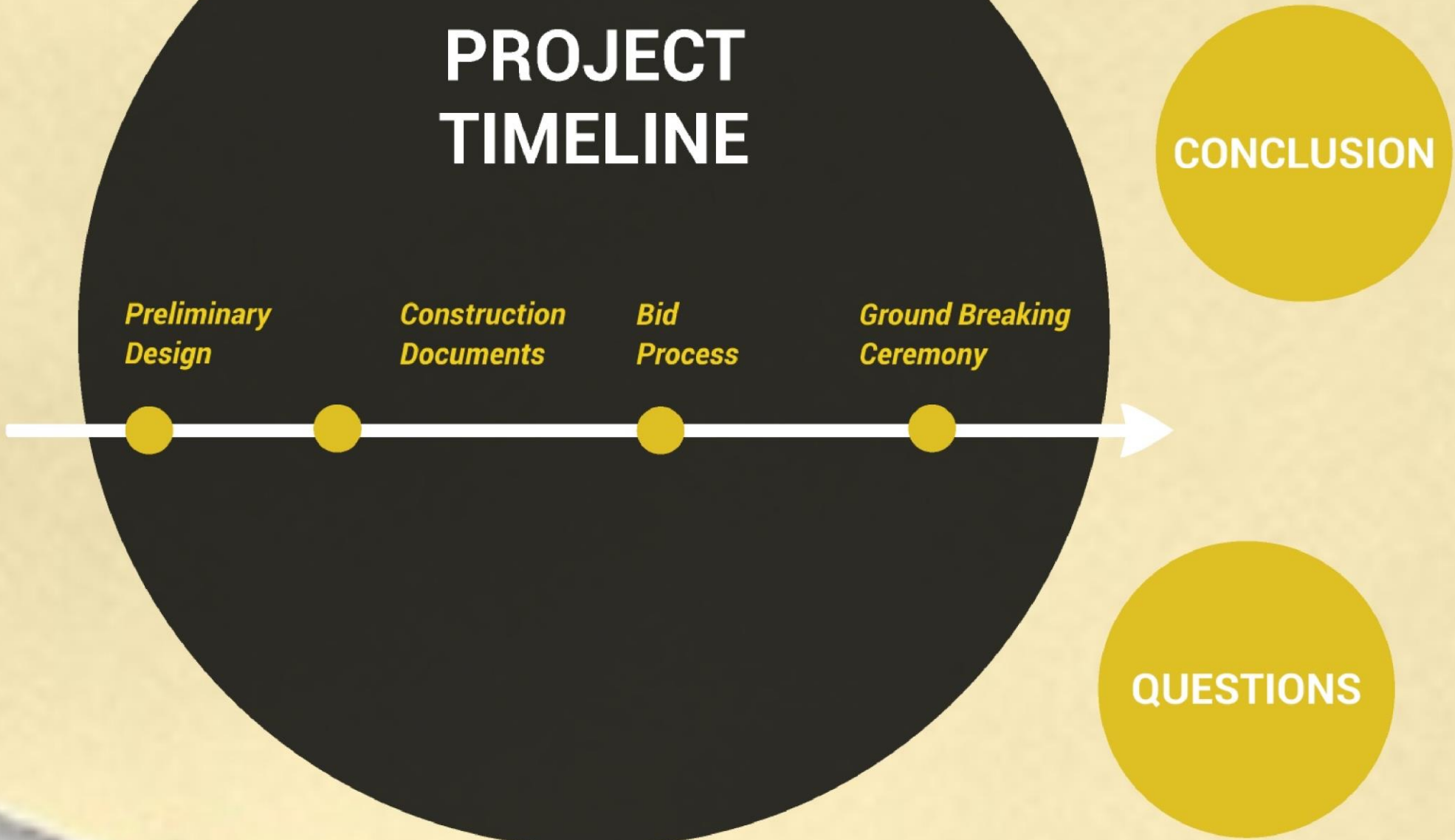
FIRE STATION

COST IMPACT

Fire / EMS Addition

1.1 Million - 1.2 Million

PROJECT TIMELINE



The diagram features a large black circle with the title 'PROJECT TIMELINE' in white. A horizontal white arrow passes through the circle, with four yellow dots marking specific stages: 'Preliminary Design', 'Construction Documents', 'Bid Process', and 'Ground Breaking Ceremony'. To the right of the circle, two yellow circles are positioned, one labeled 'CONCLUSION' and the other 'QUESTIONS'.

*Preliminary
Design*

*Construction
Documents*

*Bid
Process*

*Ground Breaking
Ceremony*

CONCLUSION

QUESTIONS

Conclusion

- Keeping Paramedic Ambulance in Nokomis***
- Meeting Current / Future EMS Needs***
- Meeting Current / Future Fire Needs***
- Set Town's future up for success***

SUMMARY

- We covered the history and the value of having an ambulance in our community.
- We covered the process that the committee and Keller group went through evaluating the needs, and the options, and then recommending the addition to the existing station.
- We covered what the addition would look like, along with the bidding and construction process.
- Let's look at what this Capital Improvement to the fire station may cost.

What is it going to cost me?

How does it impact my taxes?

The following **example** uses loan information from the Board of Commissioners of Public Lands State Trust, which is where the town has taken out loans in the past.

*The following **example** is based on the estimated cost of \$1,200,000.*

The exact cost of the project will not be known until the competitive bidding process is complete and a bid is accepted.

Tax Impact Example

Total Project Cost minus Cash on hand minus Grants minus Donations = Balance to Borrow
Assume cost of \$1.2 million with \$500,000 Cash on hand, Grants, and Donations = \$700,000 borrowed:

Loan Amount:	\$700,000.00
Number of Payments:	5
Interest Rate:	6.25%
Yearly Payment:	\$166,882.58
Final Payment:	\$166,882.55

Total All Payments:	\$834,412.86
Total Principal Paid:	\$700,000.00
Total Interest Paid:	\$134,412.86

Current General Obligation
Loan Interest Rate (eff. 09/23/2026)

If the Nokomis Equalized Value increases more percentage-wise than your property's does, your share/payment decreases.

YEAR	NOKOMIS EQUALIZED VALUE	ANNUAL LOAN PAYMENT	\$/THOUSAND
2025	\$ 567,423,500.00	\$166,882.58	\$ 0.29411
2026 (est)	\$ 636,333,700.00	\$166,882.58	\$ 0.26226

YOUR EQUALIZED VALUE & TAX IMPACT EXAMPLE (based on last year/this year figures)						
EQ. VALUE ➡	100K	200K	300K	400K	500K	1M
2025	\$ 29.41	\$ 58.82	\$ 88.23	\$ 117.64	\$ 147.05	\$ 294.11
2026 (est)	\$ 26.23	\$ 52.45	\$ 78.68	\$ 104.90	\$ 131.13	\$ 262.26

Looking for some help...

We know this project is a big ask of our township

- We are actively looking for charitable foundations, grants, and donors that may be interested in helping us financially.
 - If you know of any organizations, companies, foundations, or anybody that may be able to help us ease the financial burden on our taxpayers, please let us know.

In Conclusion...

Oneida County Ambulance has been operating out of our station since 2009.

Our community is currently getting Paramedic Ambulance service and response times equivalent to a city. Let's not go backwards.

Our fire station needs some updates to be code compliant for the EMS crews working 24-hour shifts.

Oneida County's yearly operating costs for Med 4 is approximately \$692,482.00 (plus they purchased the ambulance and equipment, approximately \$357,000).

If we want the paramedic ambulance to stay in Nokomis, our community needs to provide the Capital Improvements of compliant sleeping, living, and working space for the Medic 4 crew and the Fire Department now and for the future.

Special Town Meeting

- **Non-resident property owners in the Town of Nokomis this is strictly informational!!!!**
- **Town of Nokomis residents who vote in the Township are electors who will be able to vote whether or not to approve the building addition project at the Special Meeting on November 12, 2026, at 6:00 at the Town Hall. Bring a photo ID to prove residency.**

***Questions and answers from
the Community Meetings and
town residents***

Question Why did they go from 12-hour shifts to 24-36?

Answer Some EMS were driving 2 hours to work and 2 hours home after shift. With a 12-hour shift that leaves little time for sleep. 24 hours gives better coverage and increased employee satisfaction. They do not want to go back to 12-hour shifts

Question Is there a commitment from the county to stay in Nokomis?

Answer Can not be guaranteed. County has said no other reason to relocate Med 4. The current location for Med 4 fits current county needs. County negotiates with Aspirus. This addition strengthens reason to stay.

Question Is EMS threatening to move? Is there a grant from Aspirus?

Answer No threat at this time. The Fire Station does not meet State code if we allow the crews to sleep (only one can sleep at a time). If it is approved, we will look for grants.

Question	A 20-year loan is a lot of interest expense. If decision is to go with addition, we should look at 5- or 10-year loan to reduce interest.
Answer	Fire Station loan and Town Shop loan were 10-year loans
Question	Will this push back getting new equipment, truck, etc?
Answer	No, The loan would be in addition to other budget needs
Question	Why \$1.2 million when a house can be built for much less?
Answer	Requires 2021 Commercial R-3 building codes which are different then residential building codes. Plus, it is considered transient occupancy, requires State Approved Plans.
Question	Shouldn't the town stay debt free?
Answer	The town has utilized loans in the past (Town Shop, Fire Station). With a frozen tax levy, borrowing may become more common for capital investments. Our town's debt limit is approximately \$31,816,685.00 currently.

The Goal is to keep the Oneida County Ambulance in Nokomis covering Southwestern Oneida County



Medic 4 being in Nokomis is a huge benefit to Nokomis

***Please attend the
Special Town Meeting***

November 12, 2026

6:00 PM

Nokomis Town Hall

Thank You

