

STATE OF WISCONSIN
WAUKESHA COUNTY
VILLAGE OF WALES

ORDINANCE NO: 2025-20-10

**An Ordinance to Create Article IV, Section 226-12 of the Municipal Code With Regard to
Fees for Contracted Fire Services Including the Establishment of a Fire Protection Fee**

The Village Board of the Village of Wales, Waukesha County, Wisconsin does ordain as follows:

Section One: Article IV and Section 226-12 of the Municipal Code are hereby created to read as follows:

Article IV. Fees for Contracted Fire Services

§ 226-12. Fire Protection Fee.

A. *Definitions*

Department means the Lake Country Fire and Rescue (or LCFR).

Intergovernmental agreement (or IMA) means the most recent agreement by and between the participating municipalities to provide services through the LCFR.

Real property means the land and structures, located on a tax key parcel.

Improvements means buildings with square footage above ground in residential, commercial, industrial or institutional use, including attached garages. (Accessory structures including detached garages are not considered improvements for this definition.)

Services means the fire protection services provided to the Village by the Department pursuant to the IMA.

Village means the Village of Wales, located within Waukesha County, Wisconsin.

Village board means the governing body of the Village of Wales.

B. *Authority.*

- (1) This section is enacted pursuant to Wis. Stats. § 61.34(1), and other applicable laws for the purpose of providing the funding for Services within the Village.

C. *Geographic application.*

- (1) This section applies to all real property located within the Village which is covered by the Department.

D. *Annual fee.*

- (1) It is hereby imposed upon all real property described in section A. above, an annual fee for the provision of services to such real property ("fee"). Such fee shall be established annually by the Village, by means of adoption of a written fee schedule on or before November 30 of each year commencing with the year 2025. The fee shall be sufficient to allow the Village to pay in its entirety the amount of the Village's annual contribution for such services as required under the IMA. With respect to the fee, the following shall apply:

- a. All parcels in the Village shall fall into one of three fee categories:

Category 1: Vacant land with no assessed value. Lands in this category typically include sub-division out-lots, or remnant parcels with no ownership. These lands will not be charged a fee.

Category 2: Vacant land with assessed value greater than zero. Includes property with known owners and a value assigned by the assessor, but no improvements as defined in A. above. A flat fee for vacant land will be assessed based on the current fee schedule.

Category 3: Land with improvements. This includes all properties, including tax exempt, that have improvements as defined in section A. above. A fire protection fee for a parcel in this category is calculated by multiplying the per square foot rate, as defined in exhibit A, by the total square footage of improvements, as defined in A. above, on the parcel.

- b. A fire protection fee shall be included on annual tax bills as a special charge per Wis. Stats. § 74.01(4) or a Special Charge for current Services under 66.0627. Payments shall be paid in full by January 31. Any unpaid fee shall be considered delinquent and subject to interest and penalties. A delinquent special charge becomes a lien on the property against which it is imposed as of the date of delinquency. The delinquent special charge shall be included in the current or next tax roll for collection and settlement. All special charges that become delinquent shall be paid, together with interest and penalties to the county treasurer per Wis. Stats. § 74.11(11)(a) or 66.0627.
- c. The Village may collect delinquent special charges in any other manner provided for by law or equity, including a suit in the Waukesha County Circuit Court.

E. *Appeals.*

- (1) Any person aggrieved by the determination of improved square footage of the real property of such person or as to the amount of the special charge associated therewith may appeal the matters to the Wisconsin Tax Appeals Commission, as provided for in Wis. Stats. § 66.0628(4).

Section Two: In the event that any provision of this Ordinance is for any reason held to be invalid, unconstitutional, or unenforceable by any court of competent jurisdiction, such portions of this

Ordinance shall be deemed separate, distinct, and independent provisions of the Ordinance and all remaining portions of this Ordinance shall remain in full force and effect.

Section Three: All ordinances or parts of ordinances conflicting with the provisions of this ordinance are hereby and to such extent repealed.

Section Four: This Ordinance shall take effect and be in force from and after its passage and posting.

PASSED AND ADOPTED by the Village Board of Trustees of the Village of Wales, Waukesha County, Wisconsin, this 20th day of October, 2025.

VILLAGE OF WALES



John Meyer, Village President

ATTEST:

BY: Gail Tamez
Gail Tamez, Village Administrator and Clerk-Treasurer

Posted this 21st day of October, 2025.

Exhibit A

Fire Protection Fee Formula Sheet

(See Attached)

Fire Protection Fee Formula Sheet

Above Ground Residential, Commercial Industrial and Institutional Calculation

1. Square footage calculation excludes all square footage below ground
2. The total above ground square footage of all and any improved residential, principal commercial, principal industrial and principal institutional buildings. Attached garages will be included in the total square footage calculation.
3. This total square footage is divided by the figure of 500 square footage

Above Ground Principal Buildings
Per 500sqft Fee
*(\$70.50 per 500sqft)

Land calculation

1. Flat base fee for 1st Acre for all vacant and improved parcels except for State owned parcels that provide PILOT (payments in lieu of taxes).
2. Additional per Acreage Fee for all acreage over the 1st Acre.

	Land	
Flat Fee Per Parcel	(+)	Additional Per Acreage Fee
(\$15.00 per parcel 1st Acre)	(+)	(\$1.00 per Add'l Acre above 1st Acre)

OBI (Out Building Improvements) Calculation

1. Out Building Improvements are defined as separate "non habitable" buildings above 200sqft
2. "non habitable" defined as not providing space for living, sleeping, eating or cooking
3. Excludes all buildings under 200sqft.
4. Excludes all agricultural bins, cribs and silos
5. The total square footage of any and all residential, commercial, industrial and institutional improved "non habitable" buildings divided by the figure of 200 square footage

OBI
Per 200sqft Fee
(\$10.00 per 200sqft)

Complete Formula--

	Land		+	OBI	+	Above Ground principal buildings	= Total
Flat Fee _Per Parcel	(+)	Add'l Per Acreage Fee	+	Per 200sqft Fee	+	Per 500sqft Fee	= Total
(\$15.00 per parcel 1st Acre)	(+)	(\$1.00 per add'l Acre above 1st Acre)	+	(\$10.00 per 200sqft)	+	(\$70.50 per 500sqft)	= Total
Flat Rate _Per Parcel	(+)	Add'l Per Acreage Fee	+	Per 200sqft	+	Per 500sqft	= Total
(\$15.00 per parcel 1st Acre)		(\$1.00 per add'l acre above 1st Acre)		\$10.00 per 200sqft		\$70.50 per 500sqft	

Example Property below--

(5 Acre parcel)	(5 Ac - 1Ac = 4 Ac Add'l)	(600sqft Detached Garage and 200sqft Shed)	(2000sqft home+500sqft Attached Garage)
1st Ac	4 Acres Add'l	(600sqft + 200sqft)	(2000sqft + 500sqft)
		800sqft	2500sqft
		800sqft / 200sqft = 4	2500sqft / 500sqft = 5
1Ac = 1	4 Ac = 4	4 (Per 200sqft)	5 (Per 500sqft)
1 x \$15.00	4 x \$1.00	4 X \$10.00	5 X \$70.50 per 500sqft
\$15.00	\$4.00	\$40.00	\$352.50
= \$411.50			

10/6/2025