

## Laurie Mueller

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**From:** John Schwartz <jschwartz@msa-ps.com>  
**Sent:** Thursday, February 12, 2026 2:20 PM  
**To:** Laurie Mueller  
**Cc:** John Moosreiner; Stephen Tremlett  
**Subject:** RE: ACT 68

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Hi Laurie,

I internally discussed Act 68 with some of our team that is currently working on a full zoning code rewrite project for another Wisconsin municipality. The feedback I received from them is that most of the law's effects are adding clarification to circumstances that are not commonly mentioned in Ordinances. For example, Palmyra's subdivision code does not make a mention of how long after plat approval the Village can take to certify its decision, but now there is a cap of 10 days. Another example is that municipalities cannot withhold building permits because public improvements are not complete- Palmyra's subdivision code makes no mention of building permits get issued in subdivision projects. This is all to say, while I think that some more explanation in the Ordinance could be helpful for Village staff and developers, no part of the existing Ordinance is in violation of the Statute. This may be an item to revisit in the future, especially since time will give more context on how this law actually gets applied.

In terms of other suggested code changes that have come up: all I found was a folder of emails from 2020-2021 where the planner at the time documented potential code edits that popped up. Briefly going through them, all of those edits have since been made. I have no other notes from Brad

From my experience with other communities, the one ordinance change I would recommend moving forward with is amending section 17.17(4)(f)2., which is violation of 2023's Act 16 which took effect January 1<sup>st</sup>, 2025. It used to be the case that a zoning ordinance amendment would require a 3/4ths Board vote if a certain threshold of the affected landowners petitioned against it. This is no longer allowed, and the corresponding clause in Palmyra's zoning code would no longer be enforceable. If you'd like, I can help move forward with making this change.