

Town of Three Lakes Plan Commission
Regular Meeting Minutes
July 28, 2026 – 5:30 p.m.

Meeting called to order at 5:30 p.m. by Chairman Hegeman. Commissioners present: Karl Koenig, Don Meeder, and Matt Olkowski. Absent: Ryan Miller and Adam Urban. Plan Commission Secretary Kelly Strauss recorded the minutes.

Secretary Strauss reported on the agenda posting in accordance with WI Open Meeting Law. Quorum of Commissioners (4 of 7) was established.

Motion by Meeder (Olkowski) to approve the agenda. Motion carried. 4:0

Motion by Olkowski (Meeder) to approve the regular meeting minutes of June 23rd as presented and as further discussed and amended. Motion carried. 4:0.

Discussion took place on the preliminary two (2) lot certified survey map of lands owned by Custom Components of Eagle River Inc. and GPS Inc. for PIN TL 421-1. Surveyor Greg Maines was present and explained this is a two (2) lot division at this point and Lot 2 may be divided in the near future. Motion by Olkowski (Koenig) to recommend approval of the preliminary two (2) lot certified survey map of lands owned by Custom Components as presented before us this evening and represented by Maines & Associates. Motion carried. 4:0.

Discussion took place on the preliminary two (2) unit conversion condominium, SMOE Properties LLC owner, for 1790 & 1792 Superior Street and 6983 W. School Street. Surveyor Greg Maines noted this is being done as a condominium because there's not enough area or lot width to do a two (2) lot subdivision. Motion by Olkowski (Koenig) to recommend approval of the preliminary Superior Street condominium plat two (2) unit conversion condominium on behalf of SMOE Properties, LLC as submitted and explained by Maines & Associates. Motion carried. 4:0.

Jacqui Sharpe updated the Commissioners on the grocery store; who to contact to provide feedback to the Thrive Rural program; having the Visitor's Bureau re-apply for a WEDC small business grant program this fall; and needing to discuss at the town board level the possible use of the town's portion of room tax.

Secretary Strauss did not have any updates from the Veterans Memorial Committee; no updates were provided from the Natural Resources Committee.

No public comments were heard; no future agenda items were noted.

Motion by Meeder (Koenig) to adjourn at 6:00 p.m. Motion carried. 4:0

Plan Commission Secretary
Kelly Strauss