



AGENDA

Village of Chenequa Plan Commission
Monday, October 12, 2026, at 6:00 p.m.
31275 W. County Road K, Chenequa, WI 53029

This is official notice that a meeting of the Plan Commission for the Village of Chenequa will be held on October 12, 2026, at 6:00 p.m., in the Village Board Room and via Zoom Communications. The following matters will be discussed, with possible actions:

Call to Order

Pledge of Allegiance

1. Public comment period: *Public comments on any subject without any action, except possible referral to a governmental body or staff member.*
 2. Approval of minutes from the Plan Commission meeting held on September 14, 2026.
 3. Review and consider action on a proposed outdoor kitchen at 6200 N Oakland Hills Road submitted by Ristich Living Trust (Tax Key No. CHQV0402993).
 4. Review and consider action on a proposed addition to a primary residence at 31076 W Thompson Lane submitted by John and Carol Nagy (Tax Key No. CHQV0400988001).
 5. Review and consider action on a proposed addition to a primary residence at 6402 N Chenequa Lane submitted by Tree House Cottage LLC (Tax Key No. CHQV0372986).
 6. Review and consider action on a proposed modification to a previously approved primary dwelling at 5961 N Cedarhurst Lane submitted by Natalie Rix and John Fritzke (Tax Key No. CHQV0399996).
- 3 Adjournment.

Respectfully submitted by:

Jasmine Haugland, Village Clerk

To participate via Zoom:

<https://us02web.zoom.us/j/88592708788?pwd=oI8pfrnv9F3WpYbcLb29ShXeFmdin.1>

Meeting ID: 885 9270 8788

Passcode: 826771

Or Dial: 301 715 8592 US

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator with as much advance notice as possible. It is possible that members of and possibly a quorum of members of the Village Board or other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any other governmental body except by the governing body noticed above.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE
Village Clerk posted this agenda on Wednesday, October 7, 2026, by 4:30 PM

PLAN COMMISSION MINUTES
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA – PLAN COMMISSION MINUTES
OF MONDAY, SEPTEMBER 14, 2026
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on October 12, 2026.

A meeting of the Plan Commission was held on Monday, September 14, 2026, at 6:00 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Chairperson – present
Ms. Surles / Member – present
Mr. Pranke / Member – present
Mr. Enters / Member – present
Ms. Benz / Member – absent
Mr. Carroll / Member – present
Mr. Kriva / Member – present
Mr. Luljak/ Village Attorney Representative – present
Mr. Lincoln / Zoning Administrator-Forester - present
Mr. Carney / Administrator-Police Chief – present
Mr. Anderson / Police Captain – absent
Ms. Haugland / Village Clerk- present

Call to Order

Pledge of Allegiance

Public in Attendance

Carol Manegold, Bob Fiedler, Debbie McNear, Richard Grunke, Jason Luther; via Zoom: Jamie Mallinger

Public Comment

President Villavicencio read a prepared statement allowing for public comments of two minutes or less.

Public comments: Debbie Wheeler

Approval of minutes from the Plan Commission meeting held on August 10, 2026.

Motion (Surles/Enters) to approve the minutes as presented. *Motion carried.*

Review and discussion on Ordinance 5.24 outdoor lighting.

Adjournment

Motion (Kriva/Enters) to adjourn at 6:18 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Jasmine Haugland
Village Clerk-Treasurer

Jo Ann F. Villavicencio
Chairperson



STAFF REVIEW

Date: September 17th, 2026

Meeting Date & Time: Monday, October 12th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Hometown Builders Unlimited

Owner: Samuel and Susan Ristich

Location: 6200 N Oakland Hills Road

Project Description: Outdoor Kitchen Addition to Primary Residence

Zoning District: Residence District- Off Lake

PROPOSED SINGLE FAMILY DWELLING:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	5	acres	8.2	Acres
LOT WIDTH: AVERAGE	200	L.F. min.	628	L.F.
YARD SETBACKS: Front (North)	25	ft. min.	387.3	ft.
Rear (South)	25	ft. min.	85.9	ft.
Side (East)	20.5	ft. min.	335	ft.
Side (West)	20.5	ft. min.	247.4	ft.
BUILDING HEIGHT:	45*	ft. max	37	ft.
Total Impervious Surface	--	N/A	6%	Lot Coverage

COMMENTS:

Dear Plan Commission and Village Board,

Samuel and Susan Ristich are proposing to add a covered patio and outdoor kitchen to the north side of the existing residence. As proposed, the covered patio will extend approximately 14 feet from the home and will be 29 feet wide.

The area beneath the proposed patio will be finished with pavers. The outdoor kitchen is proposed to include a refrigerator, grill, griddle, and oven. The patio area will also include a 4-foot by 29-foot bar/seating area.

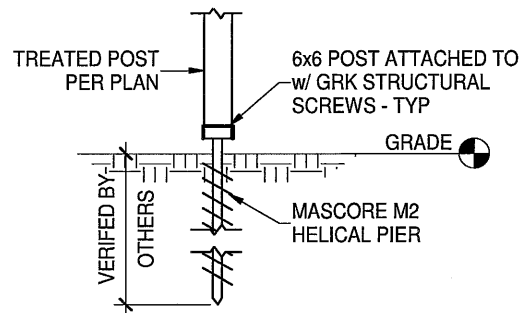
An outdoor lighting fixture has been submitted and requires Village Board approval. As proposed, the applicants propose to mount two wall sconces on the covered patio beams. The proposed fixture is fully shielded and complies with the outdoor lighting requirements of 5.24

Plans showing the proposed rendering, location, dimensions, and design of the covered patio and outdoor kitchen are attached for the Commission and Board's review.

Regards,

Cody Lincoln

c: Matthew Carney, Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Samuel and Susan Ristich, Owner
Cody Lincoln, Zoning Administrator



A **TYPICAL HELICAL PILE DETAIL**
D1 N.T.S.



RISTICH
 6200 OAKLAND HILLS RD,
 NASHOTAH, WI 53058

REVISIONS

No.	Description	Date

D1

TYPICAL DETAILS



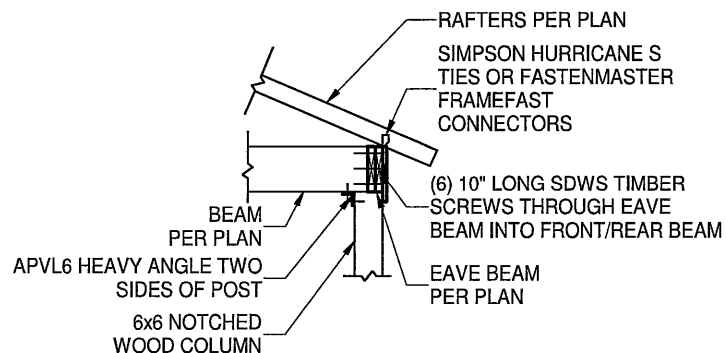
RISTICH
6200 OAKLAND HILLS RD,
NASHOTAH, WI 53058

REVISIONS

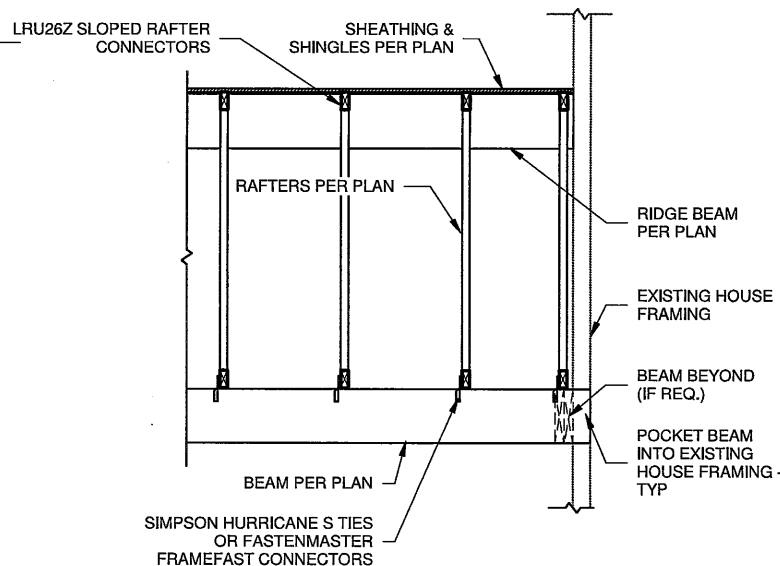
No.	Description	Date

D2

TYPICAL DETAILS



A **TYPICAL BEAM TO POST & RAFTERS**
D2 **N.T.S.**



B **TYPICAL ROOF FRAMING DETAIL**
D2 **N.T.S.**



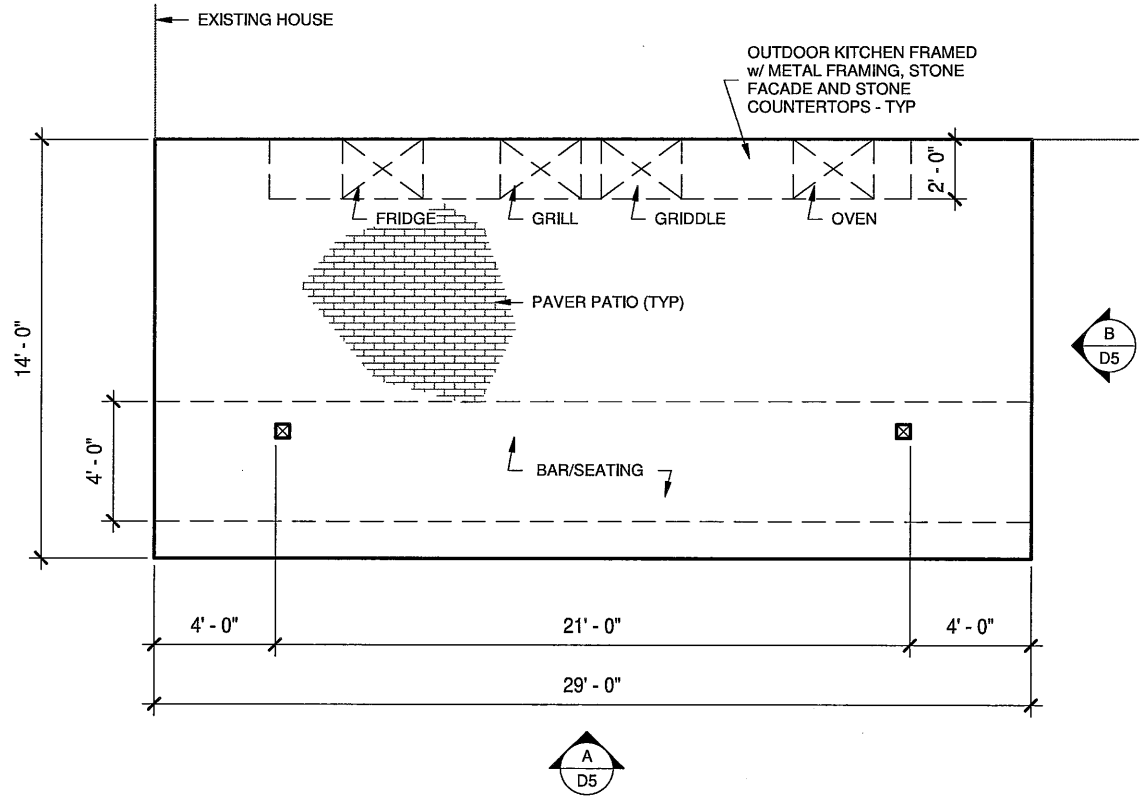
RISTICH
6200 OAKLAND HILLS RD,
NASHOTAH, WI 53058

REVISIONS

No.	Description	Date

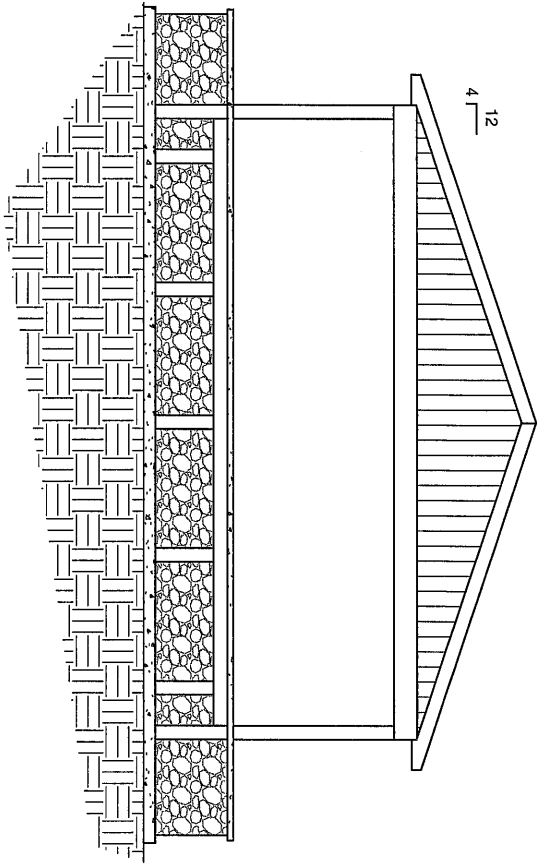
D3

FOUNDATION PLAN

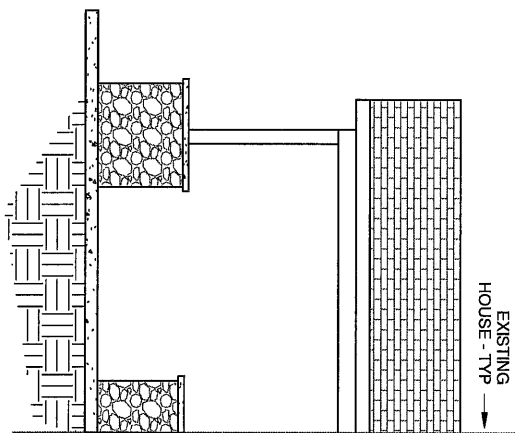


NOTES:
1. ALL CONCRETE TO BE 2500PSI MINIMUM COMPRESSIVE STRENGTH

SCALE: 1/4" = 1'-0"



A FRONT ELEVATION
D5 N.T.S.



B RIGHT ELEVATION
D5 N.T.S.



RISTICH
6200 OAKLAND HILLS RD,
NASHOTAH, WI 53058

REVISIONS

No.	Description	Date

D5

ELEVATIONS



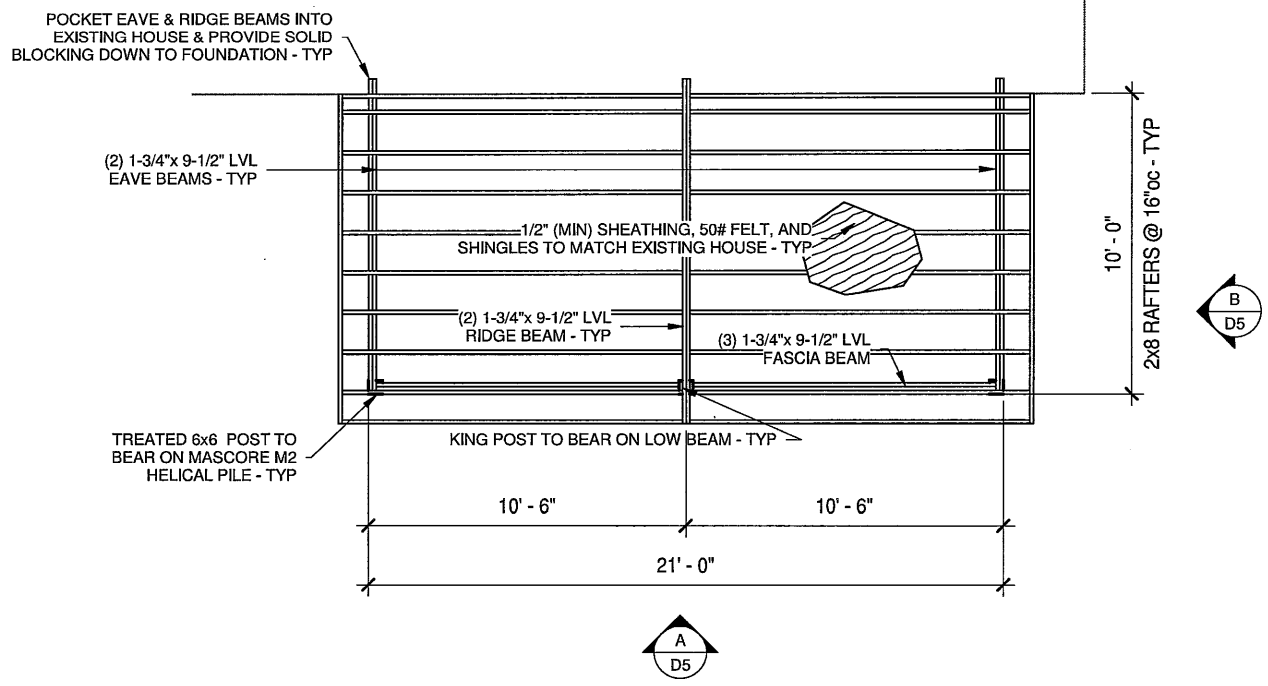
RISTICH
6200 OAKLAND HILLS RD,
NASHOTAH, WI 53058

REVISIONS

No.	Description	Date

D4

ROOF FRAMING PLAN



- NOTES:
- 1. ALL LUMBER TO BE #2 OR BETTER
 - 2. SIMPSON HURRICANE TIE @ EA POST-BEAM CONNECTION - TYP

SCALE: 1/4" = 1'-0"



SEWRPC, Waukesha County Land Information Office, Waukesha County LIS, Waukesha County Land Information Office



Legend

- Site Address Units
- Tax Parcels
- Assessor Plat Assessor
- CSM CSM
- Condominium Condominium
- Subdivision Subdivision
- Focus Labels
- 📍 Focused Pushpins
- Focused Polygons
- ▬ Focused Polygons (Borders)
- ▬ Override 1

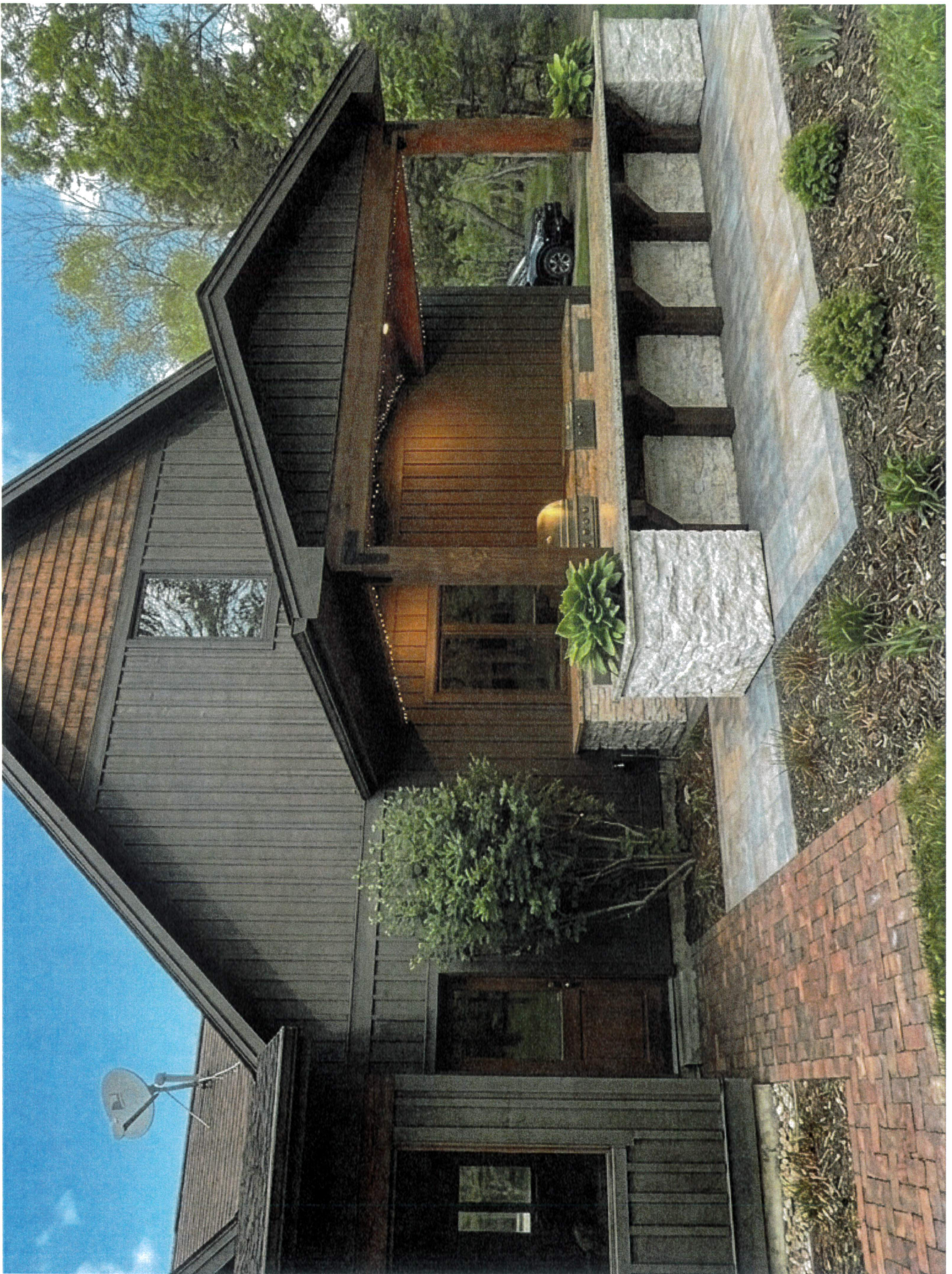
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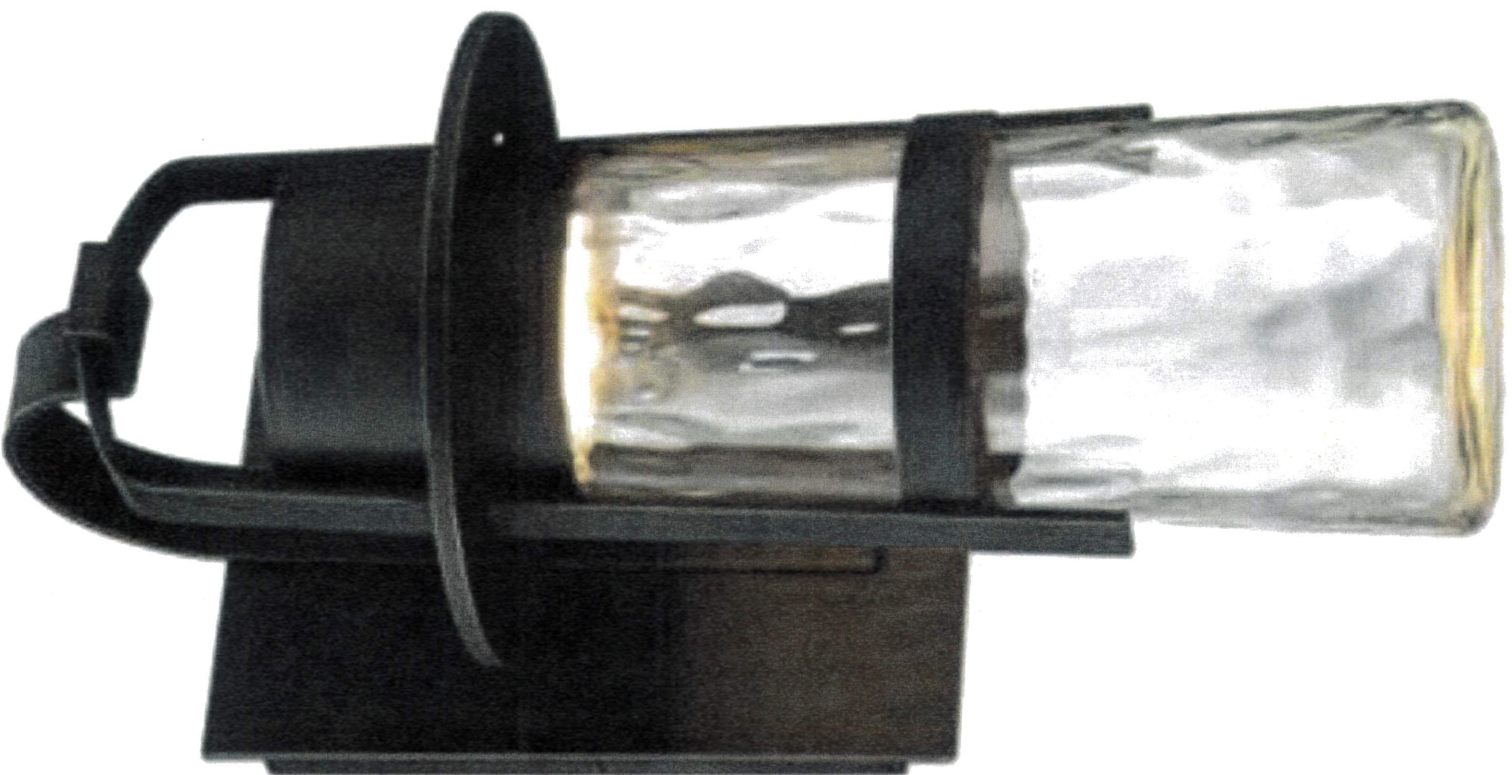
Printed Date: 9/8/2026 8:27 AM

0 53 107 160 214

1 inch equals 107 feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.







STAFF REVIEW

Date: September 17th, 2026

Meeting Date & Time: Monday, October 12th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: JDI Architects

Owner: John and Carol Nagy

Location: 31076 W Thompson Lane

Project Description: Addition to Primary Residence

Zoning District: Residence District – Lot Abutting a Lake

PROPOSED SINGLE FAMILY DWELLING:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	4.5	acres	1.418	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	110	L.F.
YARD SETBACKS: Side(North)	10	ft. min.	13.7	ft.
Lake (East)	75	ft. min.	123	ft.
Road (West)	25	ft. min.	183	ft.
Side (South)	10	ft. min.	34.32	ft.
Impervious Surface	--	N/A	23%	Lot Coverage

COMMENTS:

Dear Plan Commission and Village Board,

John and Carol Nagy are proposing to construct a 5.5' x 8.5' kitchen addition on the west side (roadside) of their existing residence. The proposed addition will contain approximately 38.76 square feet of additional floor area.

The proposed addition meets the applicable setback requirements and will not create any setback concerns. The attached plans show the proposed location, dimensions, and style of the addition for the Commission and Board's review.

Regards,

Cody Lincoln

c: Matthew Carney, Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
John and Carol Nagy, Owner

JOHN NAGY
31076 W THOMPSON LANE
HARTLAND, WI

ARCHITECT: JDI ARCHITECTS 211 WEST SECOND STREET OCONOMOWOC, WI 53066 P: 262.569.5652 W: JDIARCHITECTS.COM	INTERIOR DESIGNER	STRUCTURAL ENGINEER:
HVAC:	PLUMBING:	ELECTRICAL:
CIVIL:	LANDSCAPE:	FIRE PROTECTION:

[illegible]

① PERSPECTIVE

[illegible]

[illegible]

PROJECT: NAGY'S RESIDENCE - KITCHEN EXTENSION DRAWN BY: JOHN NAGY CHECKED BY: ADDITION DRAWING	PROJECT NUMBER 26-009 DATE 09/15/2026 DRAWN BY RM CHECKED BY WKJ	SHEET NAME A-111 SCALE: 1/4" = 1'-0"	PROJECT LOCATION 31035 W THOMPSON LANE PORTLAND, WI PROJECT ADDRESS: ADDITION DRAWING	PROJECT DESCRIPTION ADDITION DRAWING	NO. DESCRIPTION DATE
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STAFF REVIEW

Date: September 17th, 2026

Meeting Date & Time: Monday, October 12th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Hundt Architecture

Owner: Tree House Cottage LLC

Location: 6102 N Chenequa Lane

Project Description: Addition to Existing Single-Family Residence

Zoning District: Residence District – Lot Abutting a Lake

PROPOSED SINGLE FAMILY DWELLING:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	2.2	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	185	L.F.
YARD SETBACKS: Street (West)	25	ft. min.	60	ft.
Lake (East)	75	ft. min.	43.5	ft.
Side (South)	12.75	ft. min.	62	ft.
Side (North)	12.75	ft. min.	62.75	ft.
BUILDING HEIGHT:	40	ft. max	38.875	ft.

COMMENTS:

Dear Plan Commission and Village Board,

Tree House Cottage LLC is proposing several modifications and additions to the existing non-conforming residence and attached garage at 6402 N Chenequa Lane.

The proposed project includes; a breezeway connecting the existing house and garage above ground, an addition to the existing primary bathroom and new windows/doors in identified locations.

New Breezeway:

- 1.) A new enclosed breezeway is proposed in the area between the existing house and garage.
 - a. The new breezeway is shown as approximately 100 square feet and will provide an above ground connection between the two existing structures.
 - b. A rendering of breezeway appearance and layout is included on A1.1 of the provide building plans.

- c. As proposed, materials and aesthetic will match the primary residence.
- d. Currently, the garage structure and the primary residence are connected through the basement. This breezeway would allow access to the primary residence through the first floor from the garage.

Master Bathroom Addition:

- 1.) A second story addition is proposed to expand the existing primary bathroom.
 - a. The primary bathroom will increase the second story living area by 141 square feet.
 - b. A rendering of the primary bathroom addition will look like from the exterior has been included on the provided architectural plans.
 - c. The applicant proposes to match the proposed materials with existing materials on the house.

Additional Exterior Modifications:

- 1.) Finally, the plans show modifications to existing windows and doors, including new window configurations within existing openings and changes to the front entry door/window configuration.
 - a. Changes being made to windows and doors are depicted on pages 2.1-2.4 of the provided plans.

Regards,

Cody Lincoln

c: Matthew Carney, Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Tree House Cottage LLC, Owner
Cody Lincoln, Zoning Administrator

PLAT OF SURVEY

PART OF LOTS 7, 8, 9, & 10 OF BEAVER LAKE HOTEL & LAND CO. SUBDIVISION, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, VILLAGE OF CHENEQUA, WALKESHA COUNTY, WISCONSIN

PROPERTY ADDRESS:
6402 N. CHENEQUA LANE,
HARTLAND, WI 53029

SURVEYOR:
JASON L. CANCE, PLS S-2688
SHORT ELLIOT HENDRICKSON
1119 W24133 RIVERWOOD DRIVE,
WALKESHA, WI 53188 - 1172
JCANCE@SEHINC.COM

SURVEY FOR:
JESSICA JUBELIRER
JJ DESIGN, LLC
427 EAST SILVER SPRING DRIVE,
WHITEFISH BAY, WISCONSIN 53217
JESSICA@JUBILIRERDESIGN.COM

NOTES:

- SURVEY FIELD WORK COMPLETED 1-8-2026
- HEIGHT OF DWELLING = 21.24' FROM GARAGE FOUNDATION TO BUILDING PEAK

IMPERVIOUS SURFACE AREA (I.S.A.)	MEASURED
(x) House with Garage, Decks, & Overhangs	= 6980
(x) Detached Garage with Overhangs	= 872
(x) Concrete	= 7903
(x) Asphalt	= 4413
(x) Gravel Areas	= 879
(x) Deck & Steps to Lake	= 648
(x) Sheds with Overhang	= 204
(x) Walk (1.1' - 1.5' ft.)	= 1018
(x) Stone Steps to Lake	= 71
(x) Paver areas	= 1086
Total Impervious Surface Area	= 18,444.00
LOT AREA TO O.H.W.M.	= 87,021.47
Total % of Impervious Surface	= 21.38%

LEGAL DESCRIPTION

DEED NO. 374342

All that part of the Subdivision of Lots 1 to 13 inclusive of Beaver Lake Hotel & Land Co. Subdivision and all that part of Beaver Lake Hotel & Land Company Subdivision, Village of Chenequa, County of Waushara, State of Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of Lot 7 of the above mentioned plat; thence South 31°45' West, 8.00 feet; thence South 25°15' West, 12.00 feet to the place of beginning of the parcel hereinafter described; thence South 72°27' East, 77.50 feet; thence South 30°46' East, 110.11 feet; thence South 74°14' East, 313.01 feet to a point on the shore of Beaver Lake; thence along the shore on the following courses: South 35°07' West, 119.00 feet; thence South 29°32'31" West, 100.00 feet; thence South 33°15'44" West, 137.87 feet; thence leaving said shoreline, North 21°09'01" West, 187.00 feet; thence North 52°53'30" West, 254.10 feet; thence North 0°30' West, 112.46 feet; thence North 25°15' East, 60.00 feet to the place of beginning.

ALSO including all of the land lying between the Northerly and Southerly lines of the above described parcel, extended to the waters edge of Beaver Lake.

EXCEPTING and reserving from the above described parcel, a right-of-way for all country club purposes over that part described as follows:
Commencing at the point of beginning (place of beginning) for the above-described parcel; thence South 10°12'22" East, 218.69 feet; thence North 52°33'30" West, 79.79 feet; thence North 0°30' West, 112.46 feet; thence North 25°15' East, 60.00 feet to the place of commencement (place of beginning).

SURVEYOR'S CERTIFICATE:

I, JASON L. CANCE, PROFESSIONAL WISCONSIN LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE COMPLIED WITH CHAPTER AS-7, OF THE WISCONSIN ADMINISTRATIVE CODE AND THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH DAY OF FEBRUARY, 2026

SEH PROJECT: JUBER 188743
DRAWN BY: JFC
CHECKED BY: JFC

PATH: E:\V\A\JUBER\188743-SURVEY\JFC-CAD\VD-CSD\JUBER_188743_F08.DWG



PLAT OF SURVEY

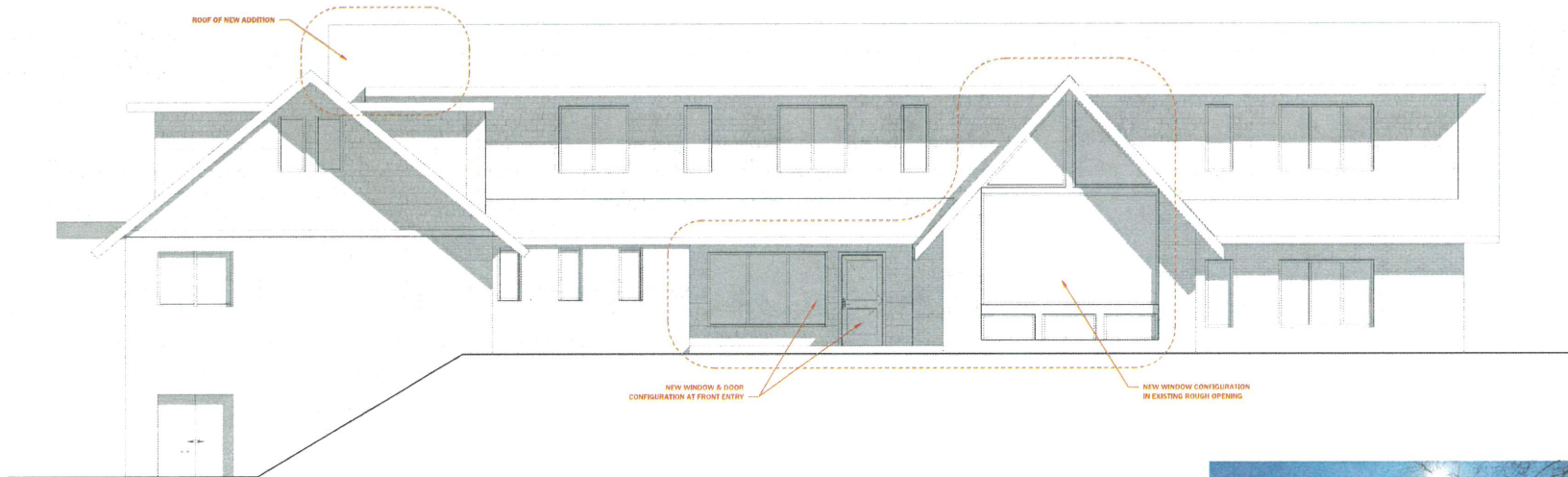
PART OF LOTS 7, 8, 9, & 10 OF BEAVER LAKE HOTEL & LAND CO. SUBDIVISION, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 18 EAST, VILLAGE OF CHENEQUA, WALKESHA COUNTY, WISCONSIN

1

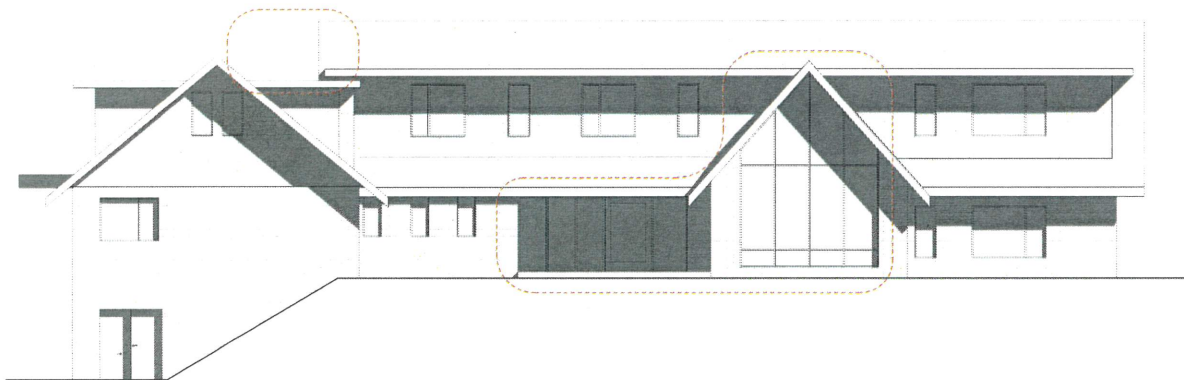
of 1



Sheet No. ©2026



① **Northwest Elevation**
SCALE: 3/4" = 1'-0"
NEW DOORS & WINDOWS IN EXISTING
OPENINGS UNLESS OTHERWISE NOTED



② **Existing Northwest Elevation**
SCALE: 3/4" = 1'-0"



Treehouse
W312 N6402 Chenequa Lane
Hartland, WI 53029

Project No. 25.023

09/15/26

Revisions
**NOT FOR
CONSTRUCTION**
Stamp

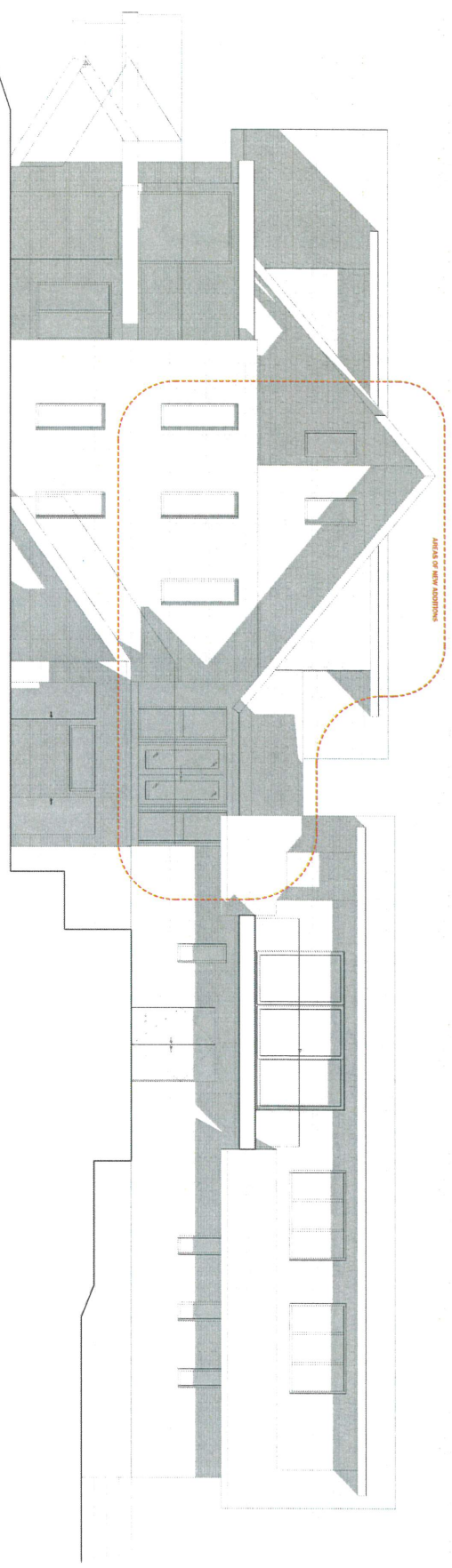
Project North



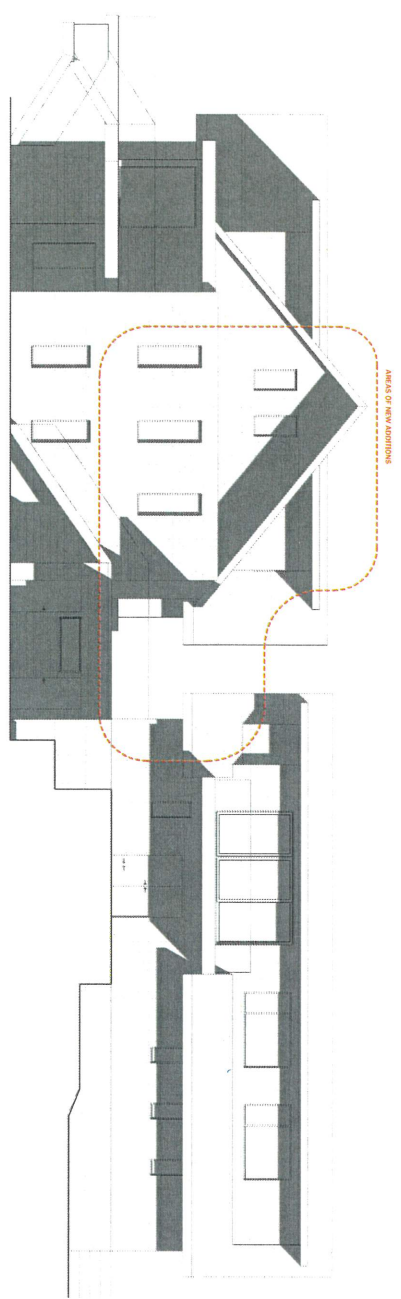
Scale As Indicated
Exterior Elevations

A2.1

Sheet No. ©2026



1 Northeast elevation
SCALE: 1/4" = 1'-0"
NEW DOORS & WINDOWS IN EXISTING
OVERHUNG UNLESS OTHERWISE NOTED



2 Existing Northeast Elevation
SCALE: 3/16" = 1'-0"



Treehouse
W312 N6402 Chenequa Lane
Hartland, WI 53029

Project No. 25623

09/15/26

Revisions
NOT FOR CONSTRUCTION
Stamp

Project Name

Scale
Exterior Elevations
As indicated



A2.2

Sheet No. 62026



Treehouse

W312 N6402 Chenequa Lane
Hartland, WI 53029

Project No. 25.023

09/15/26

Revisions
NOT FOR CONSTRUCTION
Stamp

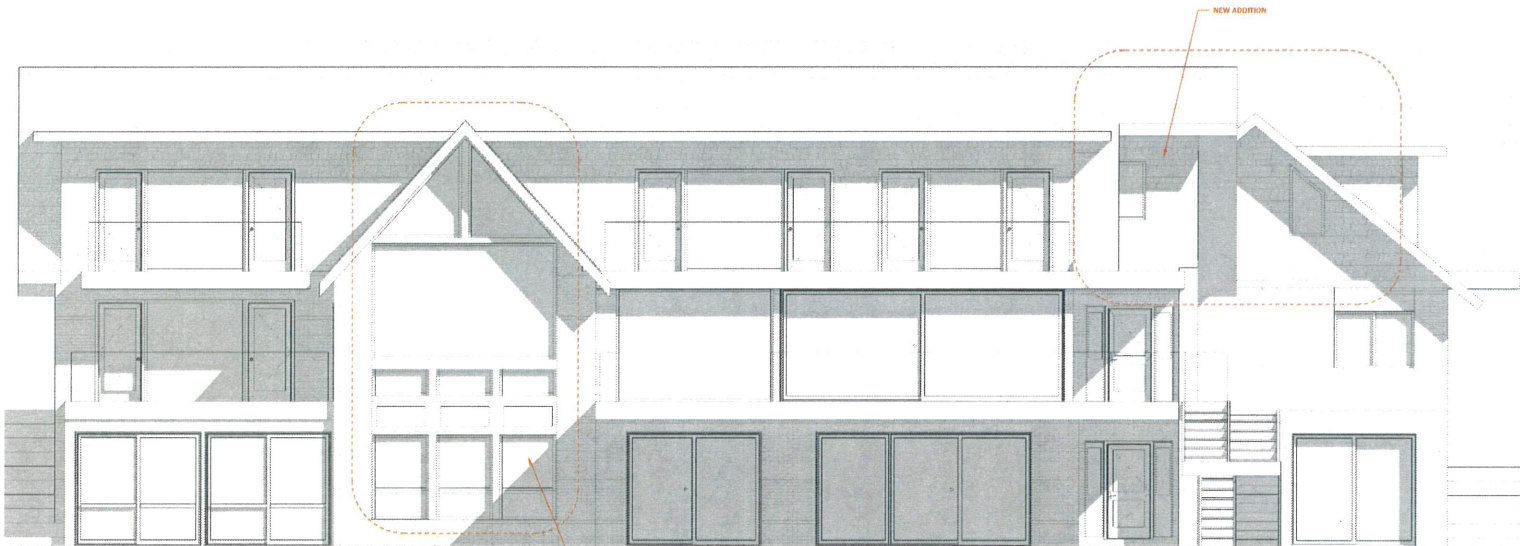
Project North



Scale As Indicated
Exterior Elevations

A2.3

Sheet No. ©2025

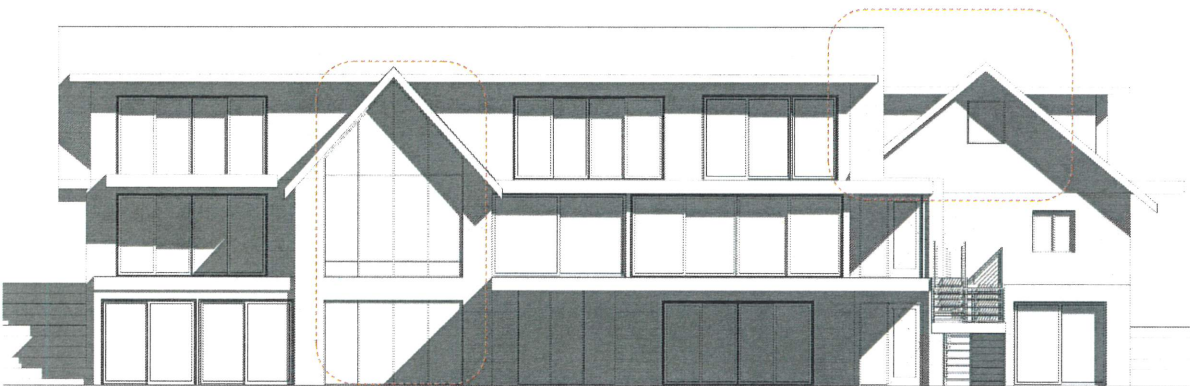


1 Southeast Elevation
SCALE: 1/4" = 1'-0"

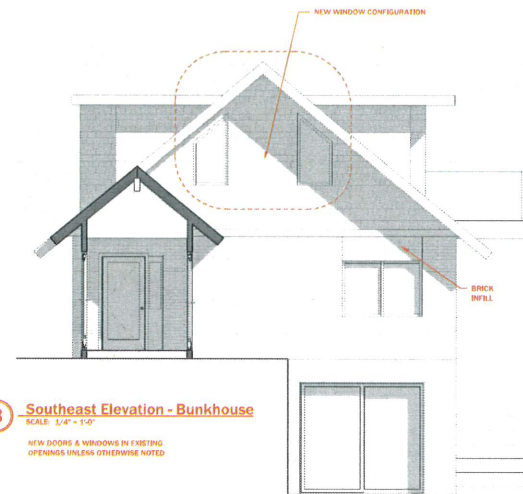
NEW DOORS & WINDOWS IN EXISTING
OPENINGS UNLESS OTHERWISE NOTED

NEW WINDOW CONFIGURATION
IN EXISTING ROUGH OPENING

NEW ADDITION



2 Existing Southeast Elevation
SCALE: 3/16" = 1'-0"



3 Southeast Elevation - Bunkhouse
SCALE: 1/4" = 1'-0"

NEW DOORS & WINDOWS IN EXISTING
OPENINGS UNLESS OTHERWISE NOTED

BRICK DWELL



Treehouse
W312 N6402 Chenequa Lane
Harland, WI 53029

Project No. 25.023

09/15/26

Revisions
NOT FOR CONSTRUCTION
Stamp

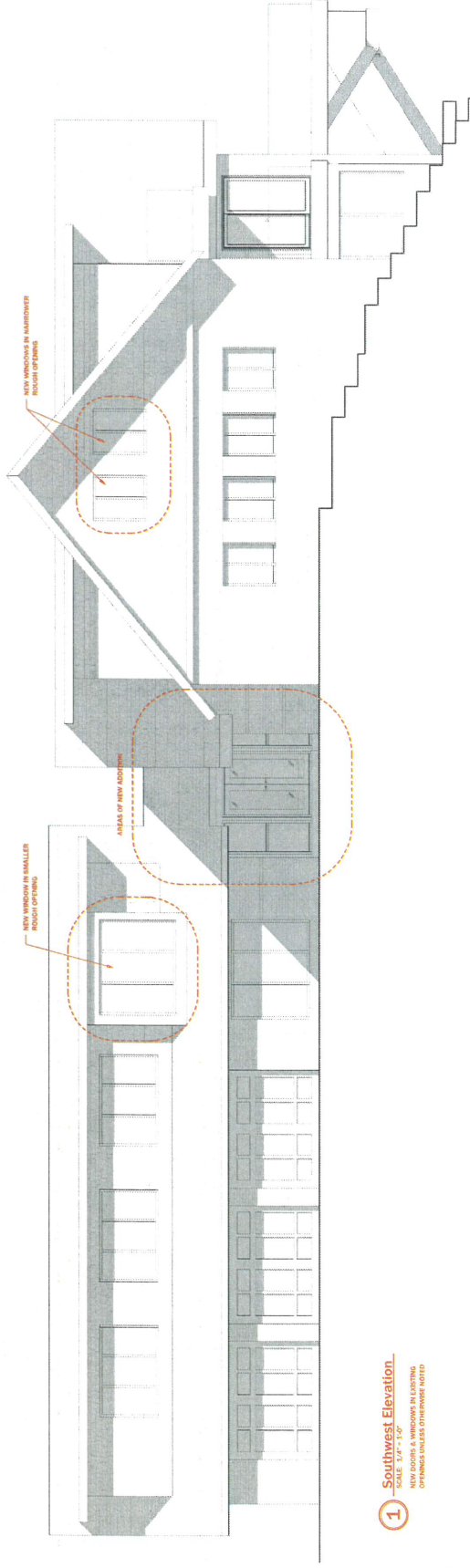
Project North



Scale: As Indicated
Exterior Elevations

A2.4

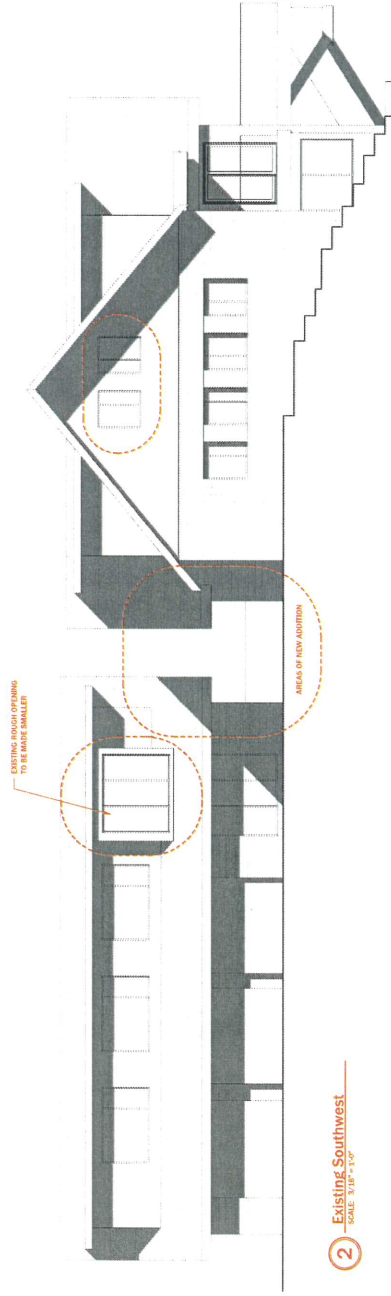
Sheet No. ©2025



① Southwest Elevation

SCALE: 3/16" = 1'-0"

NEW DOORS & WINDOWS IN EXISTING OPENINGS UNLESS OTHERWISE NOTED



② Existing Southwest

SCALE: 3/16" = 1'-0"



STAFF REVIEW

Date: September 17th, 2026

Meeting Date & Time: Monday, October 12th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Groskopf construction

Owner: Natalie Rix and John Fritzke

Location: 5961 N Cedarhurst Lane

Project Description: Modification to Previously Approved Primary Residence

Zoning District: Residence District – Lot Abutting a Lake

PROPOSED SINGLE FAMILY DWELLING:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	5.51	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	270	L.F.
YARD SETBACKS: Side(North)	23.3	ft. min.	36.4	ft.
Lake (West)	75	ft. min.	81.1	ft.
Rear (East)	25	ft. min.	485.1	ft.
Side (South)	23.3	ft. min.	234.8	ft.
BUILDING HEIGHT:	40	ft. max	38.875	ft.
Total Impervious Surface	--	N/A	25%	Lot Coverage

COMMENTS:

Dear Planning Commission and Village Board,

The Fitzke/Rix family received approval in April 2025 to proceed with the construction of a new primary residence at 5961 N. Cedarhurst Lane.

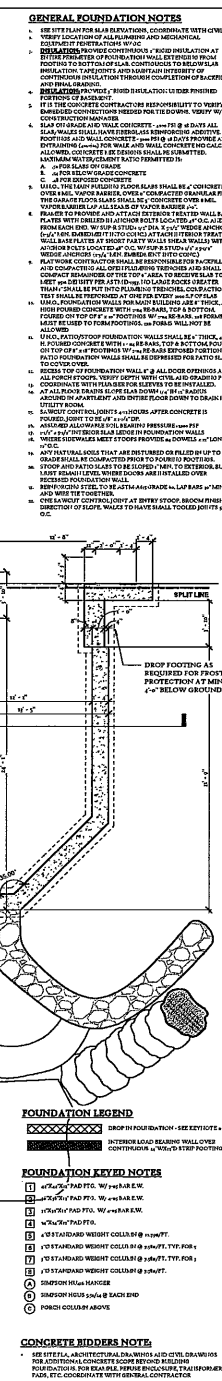
The Applicants are appearing back before the board with a request to slightly expand the covered patio located on the southwest corner of the residence. The proposed expansion would add approximately 72 square feet (3' x 21'1") to the covered patio.

The proposed addition will not alter aesthetics or further encroach upon any existing setbacks. All other aspects of the previously approved plans will remain unchanged.

Regards,

Cody Lincoln

c: Matthew Carney, Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Natalie Rix and John Fritzke, Owner
Cody Lincoln, Zoning Administrator

[illegible]

A-103