Town of Union
Board of Appeals
County of Door

Bruce Alberts, Chairman

Shane Buhr
Ted Chaudoir
Ryan Chaudoir, Alternate
Rodney Everard
Brian Renard

September 24, 2025

Town of Union Community Center
905 County DK
Brussels, WI 54204

Call to order:
Bruce Alberts called the town Board of Appeals meeting to order at 5:30 pm.

Establish a Quorum/Members Present:
BOA members present: Bruce Alberts, Shane Buhr, Ted Chaudoir, Rodney Everard, and Brian Renard. Also present: Beth Hanson-Clerk, Kyle Guilette-ZA and public: Pat Umentum on behalf of Marty Olejniczak.

Approval of Agenda:
Chaudoir made a motion, seconded by Buhr, to approve the agenda. Motion carried.

Variance Request Application:
Application for a Variance to Sec. 7.0304 Setback Requirement from Private Road.

Marty & Sara Olejniczak are requesting a variance at 109 Sun N Surf Drive to allow construction of a two-story accessory building located 20 feet from the described edge of a private road, which is approximately 22 feet from the traveled edge of the road. Parcel Number 0260032262343D, .22 acres located in SF20 zoning district.

Public Hearing
Hanson reported that the public notice was sent out to neighbors within 300' of the property. Two letters of support were received from neighbors directly northeast and southwest of the property. No other public spoke.

Alberts closed the public hearing at 5:34 pm.

Discuss and arrive at a decision on Petition for Grant of Variance – Marty & Sara Olejniczak
Application for a Variance to Sec. 7.0304 Setback Requirement from Private Road.

Chaudoir made a motion, seconded by Buhr, to utilize the Decision Making Worksheet to review the request. Motion carried. Discussion followed.

Buhr made a motion, seconded by Renard, to approve the variance request of Marty & Sara Olejniczak to allow construction of a two-story accessory building located 20 feet from the described edge of a private road, which is approximately 22 feet from the traveled edge of the road on parcel number 0260032262343D. Motion carried. Approval was based on the unique physical property shape and limitations, hardship was not caused by landowner as this parcel was created prior to town zoning causing conformity with regulations unnecessarily burdensome, and the requested setback of 20' was approximately within the same setbacks as other structures on a low traveled private road.

Adjourn:
Chaudoir made a motion, seconded by Buhr, to adjourn the meeting at 6:11 pm. Motion carried.

Respectfully submitted: Beth Hanson - Clerk