Town of Union
Board of Appeals
County of Door

Bruce Alberts, Chairman

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

January 21, 2026
Town of Union Community Center
905 County DK
Brussels, WI 54204

Call to order:
Beth Hanson called the Town Board of Appeals meeting to order at 5:30 pm.

Establish a Quorum/Members Present:
BOA members present: Shane Buhr, Ted Chaudoir, Rodney Everard, Brian Renard, and Alternate Randy Everard. Also present: Beth Hanson-Clerk, Kyle Guilette-ZA and public: Keith Tielens, Randy & Bonnie DeChamps, and Duane Schwartz.

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

Elect Vice-Chair
Shane Buhr nominated Brian Renard as vice-chair, seconded by Rodney Everard. No other nominations. Motion carried to elect Brian Renard as vice-chair.

Variance Request Application:
Application for a Variance to Sec. 7.0306 Setback Requirement from side lot for a principal building.

Randy DeChamps is requesting a variance at 553 Arrowhead Beach Road to allow construction of a principal building in the same footprint as the previous building, which is less than 10' from side lot. Parcel Number 0260028262324B, .2 acres located in SF 20 zoning district.

Kyle Guilette, Zoning Administrator, explained this parcel falls within Door County Shoreland Zoning. Door County will only approve this building if constructed within the same footprint as previous structure, due to not meeting a setback from a "navigable stream" that runs along the south side of this property. Meeting that setback would render the property unbuildable. The Town cannot override the County rule, therefore to formalize the setback of less than a 10', approval of a variance is required.

Public Hearing
Renard open public hearing at 5:33.

Keith Tielens explained the foundation on the previous building was in disrepair and requires a new foundation. No other comments.

Renard closed the public hearing at 5:35 pm.

Discuss and arrive at a decision on Petition for Grant of Variance – Randy DeChamps
Application for a Variance to Sec. 7.0306 Setback Requirement from side lot.

Chaudoir made a motion, seconded by Buhr, to approve the variance request of Randy DeChamps to allow construction of a new dwelling located within the same footprint of previous building located closer than the 10' side lot setback. Motion carried. Approval was based on the requirement by Door County Shoreland Zoning that must allow a building to be built within the same footprint of the previous building.

Adjourn:
Chaudoir made a motion, seconded by Randy Everard, to adjourn the meeting at 5:36 pm. Motion carried.

Respectfully submitted: Beth Hanson - Clerk