Town of Union
Board of Appeals
County of Door

Bruce Alberts, Chairman

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

February 19, 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. Chair & Vice-chair were absent.

Establish a Quorum/Members Present:
BOA members present: Shane Buhr, Ted Chaudoir, Rodney Everard, and Randy Everard. Also present: Beth Hanson-Clerk, Kyle Guilette-ZA and public: Duane Schwartz, Marsha Nebel, Brad Bosar and Al Dorn.

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. 7.0307 Setback Requirement from Side Lot Line.

Duane F. Schwartz and Marsha A. Nebel are requesting a variance at 164 Rustic Oak Drive to allow construction of an attached three-stall garage to existing house 7.7' from side yard. Parcel Number 026250010, 1.127 acres located in RR zoning district.

Kyle Guilette, Zoning Administrator, explained, this property is a land condominium area with average size of units approximately 1.2 acres. This was created in 1996 and was created as a condominium due to the rules of the County at the time. Golden View Estates does have an HOA agreement which the agreement map shows the building area within each unit and requires a 20' setback from side lot. This area is zoned Rural Residential which requires a 20' setback from side lot. Current lot is used for single-family residence, current structures include a residence with an attached garage. Surrounding lots are all part of the Golden View Estates except for one parcel on W County Line Road, and all are single-family residential. Door County has a Land Division ordinance that states *"units created that fall under town jurisdiction for building setbacks shall depict the building zone for each lot or building site"*.

Public Hearing
Hanson opened the public hearing at 5:37.

Duane Schwartz, introduced others that were present, explained the need for first floor living space due to an accident that is limiting his ability to use an upstairs bedroom. They will be creating the existing garage into living space and then adding on a new garage. Schwartz stated that they also own the lot adjacent to this lot on the NW side so wouldn't affect any other people.

Buhr questioned removal of the lot line between units 9 and 10 to make one parcel. Schwartz explained to resurvey is a complex deal to get lot line moved. Guilette noted that in the HOA agreement to build in the unbuildable area they must combine the two units.

Marsha Nebel provided information on a house within Golden View Estates that is built in the middle of two units. Hanson noted that she looked for permit information on that lot and was unable to locate any documentation other than an occupancy permit so not sure why it was allowed.

Randy Everard questioned if they maintain the two units, could they sell the other unit in the future. Schwartz replied yes but have no intention to sell this lot. Guilette explained further that they would not have to go through same process as resurveying the entire Golden View Estates and changing the HOA declaration, but just combine the two parcels that he owns, surveying the two parcels as one. This would then be one parcel but for the HOA continue to be two units.

Hanson closed the public hearing at 5:50 pm.

Discuss and arrive at a decision on Petition for Grant of Variance – Duane F. Schwartz & Marsha A. Nebel
Application for a Variance to Sec. 7.0307 Setback Requirement from Side Lot Line.

The Board of Appeals must make a decision on the variance request as presented to be closer than 20' to side lot. The Board when through the Decision-Making Worksheet to make a decision. Chaudoir made a motion, seconded by Rodney Everard, to deny the variance request of Duane F. Schwartz & Marsha A. Nebel since the landowner does own the parcel next to this one, the parcels could be combined into one parcel to achieve the setback needed. Motion carried.

Adjourn:
Buhr made a motion, seconded by Randy Everard, to adjourn the meeting at 6:03 pm. Motion carried.

Respectfully submitted: Beth Hanson - Clerk