

NOTICE

A meeting of the City of Evansville Board of Zoning Appeals will be held on the date and at the time stated below in City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. Notice is further given that enough members of the City Council and Plan Commission may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville Board of Zoning Appeals
Regular Meeting
Monday, February 2, 2026 6:00 pm
3rd Floor, 31 South Madison Street, Evansville, WI 53536

AGENDA

1. Call to Order
2. Roll Call.
3. Motion to approve the agenda.
4. Motion to waive the reading of the February 24, 2025 minutes and approve them as printed.
5. Civility Reminder
6. Citizen Appearances
7. Action Items.
 - A. Public Hearing and review of variance application VAR-2026-01 for parcel number 6-20-125 (50 Union Street) to allow side/rear yard setbacks for paved areas less than allowed by Section 130-827(3)(f) and to allow a drive-through stacking length less than allowed by Section 130-407(3) of the Evansville Municipal Code.
 - i. Initial Staff and Applicant Comments
 - ii. Public Hearing
 - iii. Board of Zoning Appeals Questions and Comments
 - iv. Motion
8. Motion to Adjourn

-Janice Turner, Chair

City of Evansville Board of Zoning Appeals
Monday, February 28, 2023, 6:00 p.m.
3rd Floor City Hall, 31 S Madison St, Evansville, WI 53536

MINUTES

1. Call to Order at 6:02 pm.

2. Roll Call:

Members	Present/Absent	Others Present
Janice Turner	P	Colette Spranger, Community Development Director
Ken Updike	P	Theresa Wetherwax
Sarah Krause	P	Cherry Northcutt
VACANT	A	Mark Heissner
Ry Thompson	P	Troy Mleziva, Kwik Trip
Dennis Hughes	P	Jeffrey Meyers
Gene Miller	P	Candice Kasprzak

- 3. Motion to approve the agenda by Updike, seconded by Hughes. Approved unanimously.**
- 4. Motion to waive the reading of the minutes from the September 28, 2023 regular meeting and approve them as printed by Krause, seconded by Miller. Approved unanimously.**
- 5. Civility Reminder.** Spranger noted the City's commitment to civil discourse.
- 6. Citizen appearances other than agenda items listed.** None.
- 7. Action Items.**
 - A. Public Hearing and review of variance application VAR-2025-01 for parcel number 6-20-228.1 at 680 E Main St (13828 W US HWY 14)* to allow a driveway width in excess of that allowed by Section 130-827(5) of the Evansville Municipal Code.**
 - i. Initial Staff and Applicant Comments.** Spranger shared her staff report. Mleziva discussed the need for the wider driveway and gave examples of other Kwik Trip locations where they have had issues due to narrower driveways.
 - ii. Public Hearing.** The public hearing opened at 6:37pm. Turner asked about traffic concerns regarding another station, Spranger discussed that that road is still under DOT jurisdiction and there will be a dedicated turn lane at Kwik Trip. Public hearing was closed at 6:40pm.
 - iii. Board of Zoning Appeals Questions and Comments.** Commissioners discussed the fact that all gas stations get deliveries via semi-truck and asked why 25 feet is the limit. There were questions regarding the location of the sidewalk.
 - iv. Motion.** *The Board of Appeals approves issuance of the variance to allow driveways in excess of what is allowed by the Evansville Municipal Code. This variance allows 35-foot-wide driveways when measured at the property line on annexed parcel 6-20-228.1, addressed at 680 E Main St (formerly 13828 W US Highway 14). The variance is approved noting the following findings of fact and conditions:*

- 35 feet is wide enough to allow semi-trucks to make safe and efficient turns while staying on pavement. This site will experience more semi-truck traffic compared to the average business in the B-3 Community Business District.
- Applicant to work with City (and County if necessary) on completing offsite sidewalk connections.
- Sidewalk connections to be completed prior to site receiving its occupancy permit.
- The variance will not cause a detriment to neighboring properties and is necessary due to a hardship of semi-trucks having large turning radii, and the site receiving larger than normal amounts of semi traffic.
- The granting of the variance does not suggest that driveway standards should be changed throughout the entire zoning district.
- The granting of the variance is not contrary to the purposes set forth in the zoning code.
- The granting of the variance is not contrary to the public interest.

Motion by Hughes, seconded by Updike. Approved Unanimously.

B. Public Hearing and review of variance application VAR-2025-02 for parcel number 6-20-228.1 at 680 E Main St (13828 W US HWY 14)* to allow a building to be located other than what is directed Section 130-419(2)(b) of the Evansville Municipal Code.

- v. **Initial Staff and Applicant Comments.** Spranger shared her staff report. Mleziva pointed out the unique geometry of the lot which led to the hardship for this variance application.
- vi. **Public Hearing.** The public hearing opened at 7:32pm. Public hearing was closed at 7:33pm.
- vii. **Board of Zoning Appeals Questions and Comments.**
Some discussion was held regarding the plants, landscaping, and ponds on site.
- viii. **Motion.** *The Board of Appeals approves issuance of the variance to allow for placing a gas station/convenience store other than what is directed by Section 130-419(2)(b) of the City of Evansville Municipal Code. This variance applies to annexed parcel 6-20-228.1, addressed at 680 E Main St (formerly 13828 W US Highway 14). The variance is approved noting the following findings of fact and conditions:*
 - *The variance will not cause a detriment to neighboring properties and is necessary due to a hardship of irregular site dimensions.*
 - *The granting of the variance does not suggest that siting standards should be changed for gas stations/convenience stores.*
 - *The granting of the variance is not contrary to the purposes set forth in the zoning code.*
 - *The granting of the variance is not contrary to the public interest.*

Motion by Krause, seconded by Hughes. Approved Unanimously.

8. Motion to Adjourn by Krause, seconded by Thompson, passed unanimously.