



CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 229 VAN DEUSEN STREET, MADISON WI 53715

Name of Owner: IAN LOWE AND SOUMYA PALREDDY

Address of Owner (if different than above): 229 VAN DEUSEN STREET, MADISON, WI 53715

Daytime Phone: 414.510.1015 Evening Phone: 414.510.1015

Email Address: SOUMYA.PALREDDY@GMAIL.COM

Name of Applicant (Owner's Representative): IAN LOWE & SOUMYA PALREDDY

Address of Applicant: 229 VAN DEUSEN STREET, MADISON, WI 53715

Daytime Phone: 414.510.1015 Evening Phone: 414.510.1015

Email Address: SOUMYA.PALREDDY@GMAIL.COM

Description of Requested Variance:

Rear yard set-back variance: remove the dilapidated 2-story deck structure on the rear of the house (13'-0 x 9'0) and replace with a 13'0 x 13'0 addition.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: _____	Hearing Date: _____
Receipt: _____	Published Date: _____
Filing Date: _____	Appeal Number: _____
Received By: _____	GQ: _____
Parcel Number: _____	Code Section(s): _____
Zoning District: _____	_____
Alder District: _____	_____

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

Please see attached document.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

Please see attached document.

3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

Please see attached document.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

Please see attached document.

5. The proposed variance shall not create substantial detriment to adjacent property.

Please see attached document.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

Please see attached document.

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

<input checked="" type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next to variance. <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred). <input type="checkbox"/> North arrow.
<input type="checkbox"/>	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input checked="" type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.
<input checked="" type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input checked="" type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.



CHECK HERE. City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature: _____

Date: _____

2.19.25

------(For Office Use Only)-----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair: _____

Date: _____

Notice of Public Hearing Signs

The City of Madison zoning ordinance requires applicants to post signs for public hearings of the Board of Zoning Appeals (ZBA) on the properties requesting a variance or appeal.

Sign Pickup

- Signs must be picked up at the Building Inspection Zoning Counter, which is open by appointment only. Schedule an appointment at: <https://www.cityofmadison.com/dpced/bi/schedule-a-counter-appointment/3423/>. The Zoning Counter is located in the Madison Municipal Building at 215 Martin Luther King, Jr. Blvd., Ste. 017, Madison, WI 53701.
- Signs will include a short description of the request, the address of the property subject to the hearing, applicant name, phone number, and email, and the date and time of the ZBA hearing. You may receive phone calls or emails regarding your request from people who see the signs.

Sign Posting

- Signs must be posted at least 21 days prior to the ZBA meeting date.
- Signs must be on the property which is the subject of the public hearing.
- If the property has frontage on more than street, a sign shall be placed facing each street.
- Signs must be posted on private property. Signs may not be in the City right-of-way, public terrace, on a public tree or on a street sign. It is recommended that the signs be placed not more than five feet behind the property line.
- Signs and the information on the signs must face the street so that they are visible to pedestrians and vehicles from the street and the public walkway.
- When there is no front yard to post signs, you may post signs on the outside of the building, in a ground floor window or glass door. Signs should not be displayed more than six feet above the ground or sidewalk. The intent is for signs to be visible to the public.
- Signs shall not be posted in a location that would obstruct the views of any traffic or entrances or exits to the property.
- Signs must be removed no more than seven days after the hearing.

If you have any questions, please call our office at 608-266-4551.

Subject: Zoning Variance Application - 229 Van Deusen Street, Madison, WI

Dear Zoning Board,

Below you find information related to our request for zoning variance.

We are writing to request a zoning variance for our property located at 229 Van Deusen Street, Madison, WI. Below you find information related to our request for zoning variance, including background information about our family, background information on our home, problems we are having, the challenges we are hitting, and the solutions we are seeking.

BACKGROUND OF OUR FAMILY

We purchased this home in May 2017 and have since established it as a multigenerational household, a living arrangement that has been customary in Indian households for generations. Our family currently consists of:

- Soumya Palreddy (age 42)
- Ian Lowe (age 42)
- Salitha Palreddy (Soumya's mother; age 66)
- Yara Palreddy-Lowe (age 8)
- Kai Palreddy-Lowe (age 10).

BENEFITS OF MULTIGENERATIONAL LIVING

Our home has been a multigenerational home for our family for nearly eight years, the entire time we have lived in the house. Research shows that can help address housing shortages by maximizing the use of existing housing stock. It provides an alternative to traditional single-family homes and can increase housing density in a way that integrates well with established neighborhoods.

We believe that our living arrangements aligns with the City of Madison's recent efforts to address housing growth, as highlighted in Mayor Rhodes-Conway's and the Alders' recent introduction of ordinance changes designed to encourage housing development. As noted in the city's January 10, 2025 news release, these changes aim to "remove barriers to building more housing, including missing middle housing types." We believe our request, which will be detailed further in this application, contributes to this city-wide goal by maximizing the utilization of our existing property to accommodate our established multigenerational family. We believe our situation represents a practical example of the type of housing solutions the city is seeking to promote.

BACKGROUND OF OUR HOME

The property at 229 Van Deusen Street, built in 1910, presents a unique situation within the neighborhood. While we don't have specific details on the zoning ordinances in place at that time, it's likely that the original construction predates current regulations, particularly regarding setbacks. What sets this property apart from others in the district is its unusual lot configuration. Unlike most homes in the area with a defined rear yard, 229 Van Deusen Street has a substantial side yard and effectively no rear yard, especially with the existing driveway and garage. This atypical layout contributes to the challenges we face in expanding our home while adhering to current setback requirements. The absence of a traditional rear yard makes the side yard our only option for a "backyard," especially given the proximity of the nominal rear yard (for a family with young children) to Olin Avenue, a heavily trafficked two-lane road. Thus, the rear yard is also our only option for expansion, but this area is constrained by the rear-yard setback variance.

According to Chip Hodson, our contractor, the non-permeable use of our lot is at approximately 57%.

Pictures of the house: [Front \(at time of purchase\)](#); [Back \(at time of purchase\)](#)

[Surveying Information](#)

[Picture of the space that we would be encroaching on the rear-yard set-back.](#)

OUR CHALLENGE

Since moving into our home in 2017, the existing double decks have consistently proven to be an underutilized space. As we learned from our conversation with Katie Bannon, this structure is coded as a covered porch. Over time, it has deteriorated significantly, as is expected with outdoor structures. Our contractor, Hodson Construction, has informed us that repairs are not feasible without fortifying the foundation. [We have included a letter from our contractor, Chip Hodson of Hodson Construction](#), detailing this assessment, and he is represented here today by Dave Fons, who can further speak to the deck's condition and the impracticality of repair.

Simultaneously, we've recognized limitations in our current living space as a multigenerational home. Our family of five, who moved in when our children were 2 years and 3 months old respectively, has outgrown the single upstairs bathroom. With five of us occupying the upstairs bedrooms, the need for a second bathroom has become critical. This is particularly important for my mother as she ages and our growing children, who are approaching adolescence and require more privacy.

OUR REQUEST

To address both the underutilization of the existing deck and the pressing need for an additional upstairs bathroom, we are requesting a variance to allow us to remove the current double deck and replace it with enclosed spaces on both the first and second floors. The second-floor addition would include the much-needed bathroom. However, this project presents a challenge related to the rear setback zoning ordinance. A portion of our existing garage and driveway, which were established prior to our purchase of the property, appear to encroach on city property, likely due to changes in zoning regulations since they were initially put up. To maximize the functionality of the new enclosed space, we propose building approximately four feet beyond the current deck's footprint. This expansion, while essential for our family's needs, unfortunately encroaches upon the current rear setback requirements. It is important to note that this proposed encroachment is entirely within the area between our house and our existing driveway; it does not extend beyond our property line into neighboring yards.

As aforementioned, according to Chip Hodson, our contractor, the non-permeable use of our lot is at approximately 57%. Please note that this includes our covered porch. If we were provided a variance to extend 4 feet beyond the current footprint of our existing deck, we would still be within the non-permeable allotment for our lot.

[Link to the preliminary plans](#) from Hodson Construction

[6 Standards to Variance: Our Response](#)

HODSON CONSTRUCTION, LLC



**Remodeling and New Construction
Serving Middleton Since 1996**

February 19, 2025

To Whom It May Concern:

In my professional opinion, the two-story covered porch structure on the rear of the Lowe-Palreddy house, located at 229 Van Deusen Street in Madison, is beyond repair. The foundation itself is not suitable to build upon. Any repairs of this structure would necessitate tearing the entire structure down, including the foundation, and rebuilding.

Sincerely,

Chip Hodson

**Hodson Construction, LLC
6907 University Avenue #251
Middleton, WI, 53562
(P) 608.345.1098
(F) 608.440.8123
www.hodsonconstruction.com**

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

- Our property presents three unique conditions not generally applicable to other properties in the district. First, it was the first home built in the neighborhood. Second, the garage was constructed outside of the then-applicable zoning code. Finally, unlike all other homes on the street, our backyard is situated on the side of the house, not facing the street.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

- Our variance request will not alter the established neighborhood footprint. Specifically, it does not encroach upon the required rear yard setback, thereby maintaining the intended open space and not impacting the privacy or light access of neighboring properties. Furthermore, the unique placement of our garage and yard to the side of our home, unlike all other properties in the neighborhood, already creates a distinct rear yard configuration that sets our property apart, even without the proposed construction.

3. For an area variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

- Strict adherence to the ordinance would unreasonably prevent the reasonable use of our property for its permitted purpose. The unique configuration of our lot, with the garage and yard located on the side rather than the rear as in all other neighborhood homes, coupled with the pre-existing non-conforming garage placement, creates an undue burden that this variance seeks to alleviate, allowing for the reasonable enjoyment and use of our property.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

- The hardship imposed by the ordinance stems directly from its requirements in relation to the unique, pre-existing conditions of our property. Our home, the first built in the neighborhood, established a unique configuration with a side yard placement and a rear yard setback that differs significantly from all other properties. This pre-existing, non-conforming condition, created before the current zoning regulations were in place, now unduly constrains our ability to make reasonable improvements to our home, as the standard zoning requirements do not account for the property's unique, historical layout. It is the ordinance itself, when applied to our historically unique property, that creates the hardship, not any action taken by the current or previous homeowner.

5. The proposed variance shall not create substantial detriment to adjacent property.

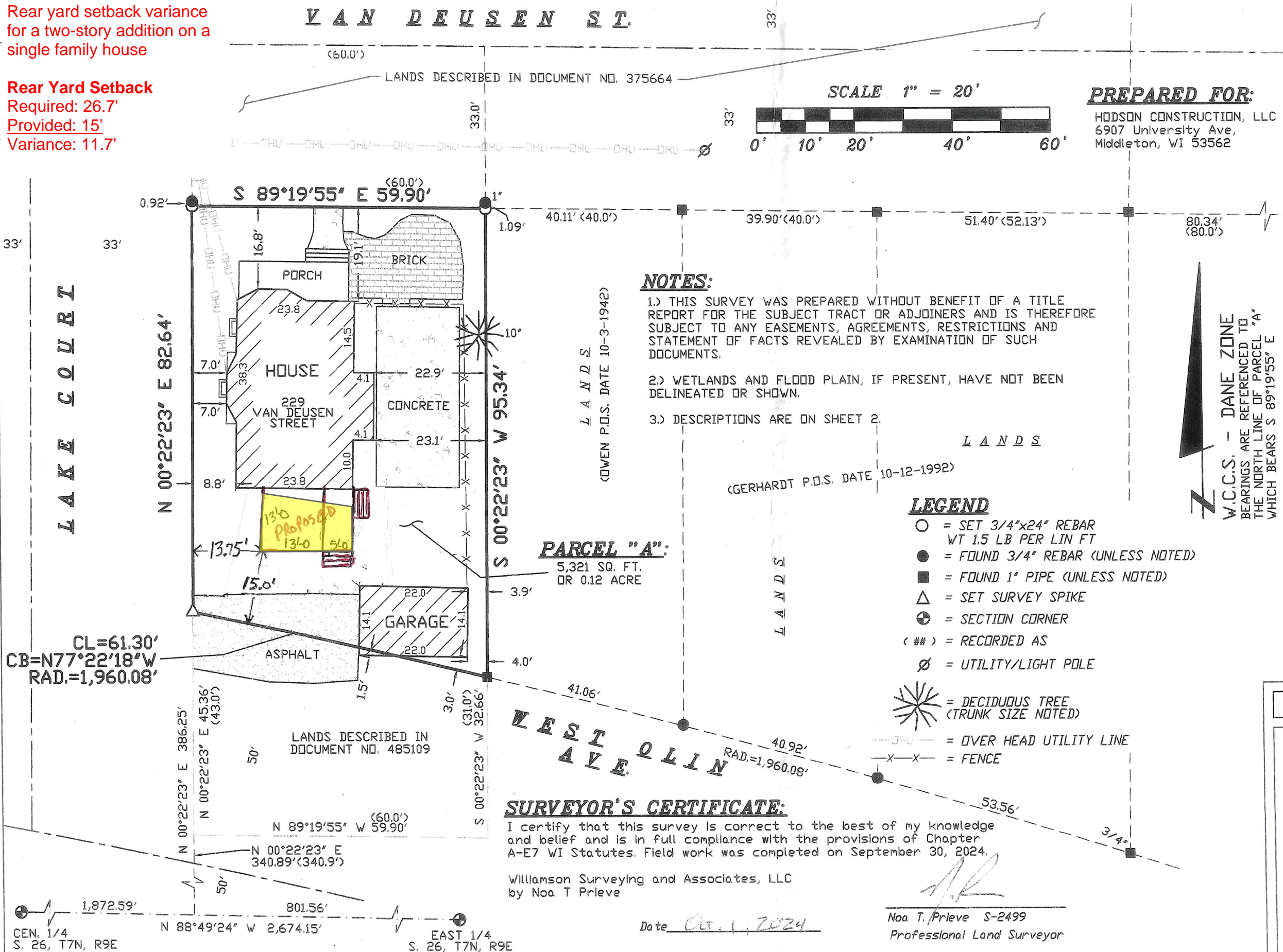
- The proposed variance will not create a substantial detriment to adjacent properties. We have proactively communicated with our neighbors regarding this variance request and have received their approval, demonstrating that they perceive no negative impact on their properties.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

- The proposed variance is compatible with the character of the immediate neighborhood. While our property's layout is unique due to its historical status as the first home built, the proposed variance addresses a specific challenge created by that unique layout and will not alter the overall residential character of the area. It will not introduce any new uses or significantly change the existing aesthetic or density of the neighborhood.

Rear yard setback variance
for a two-story addition on a
single family house

Rear Yard Setback
Required: 26.7'
Provided: 15'
Variance: 11.7'



NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) DESCRIPTIONS ARE ON SHEET 2.

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- △ = SET SURVEY SPIKE
- ⊕ = SECTION CORNER
- (##) = RECORDED AS
- Ø = UTILITY/LIGHT POLE
- ★ = DECIDUOUS TREE (TRUNK SIZE NOTED)
- OHU— = OVER HEAD UTILITY LINE
- X—X— = FENCE

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on September 30, 2024.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date Oct. 1, 2024

Noa T. Prieve S-2499
Professional Land Surveyor

PLAT OF SURVEY

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 26, T7N, R9E, City of Madison, Dane County, Wisconsin.

DATE	SEPTEMBER 30, 2024	REVISION DATE	
SCALE	1" = 20'	DRAWING NO.	24W-396
DRAWN BY	BRAD RODSMA	CHECK BY	N.T.P.
		SHEET	1 OF 2

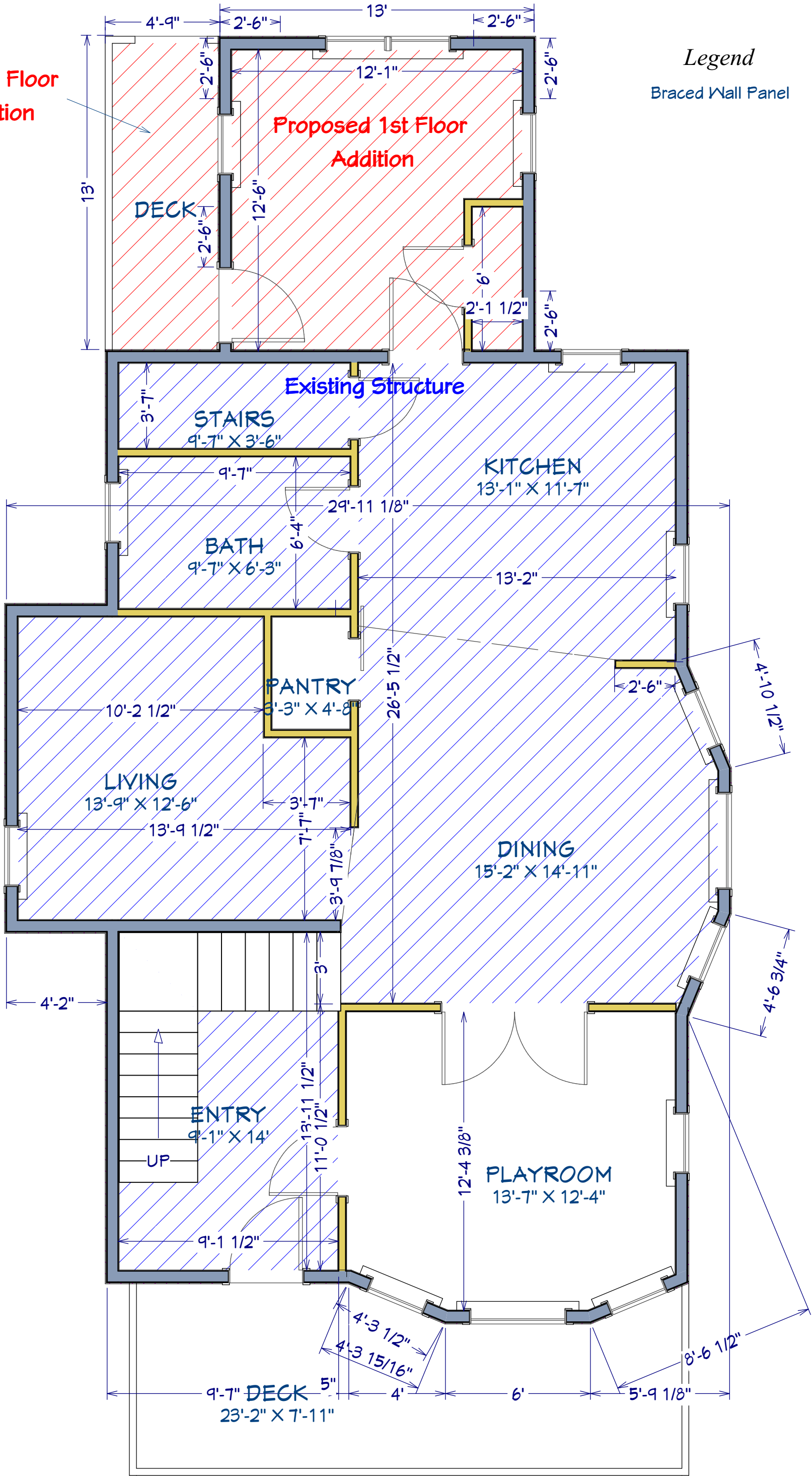
SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

A1.2

Proposed 1st Floor
Deck Addition



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

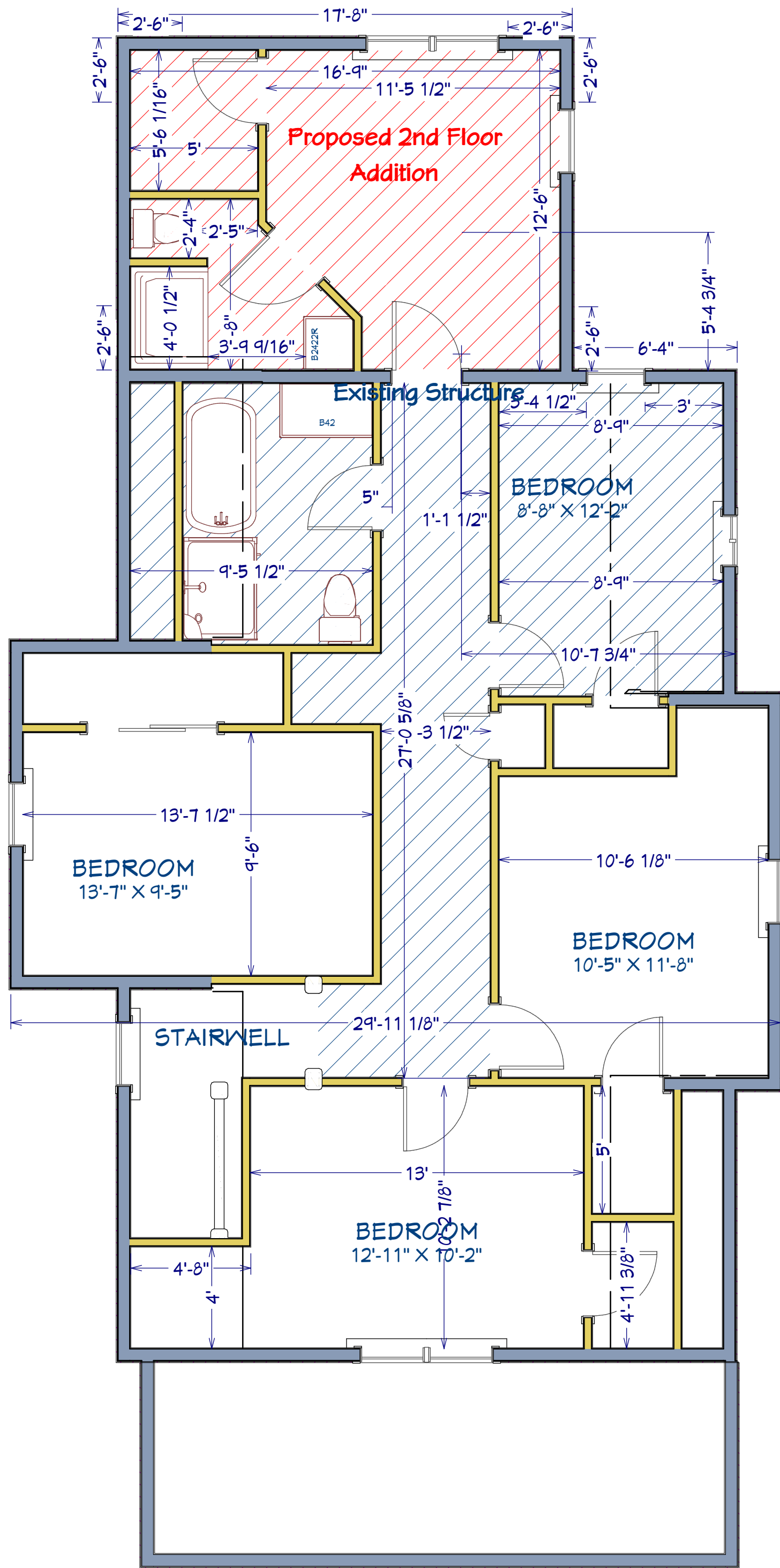
PROJECT DESCRIPTION:
Addition/Interior remodel Ian Lowe & Soumya Palreddy 229 Van Deusen Street Madison, WI 53715

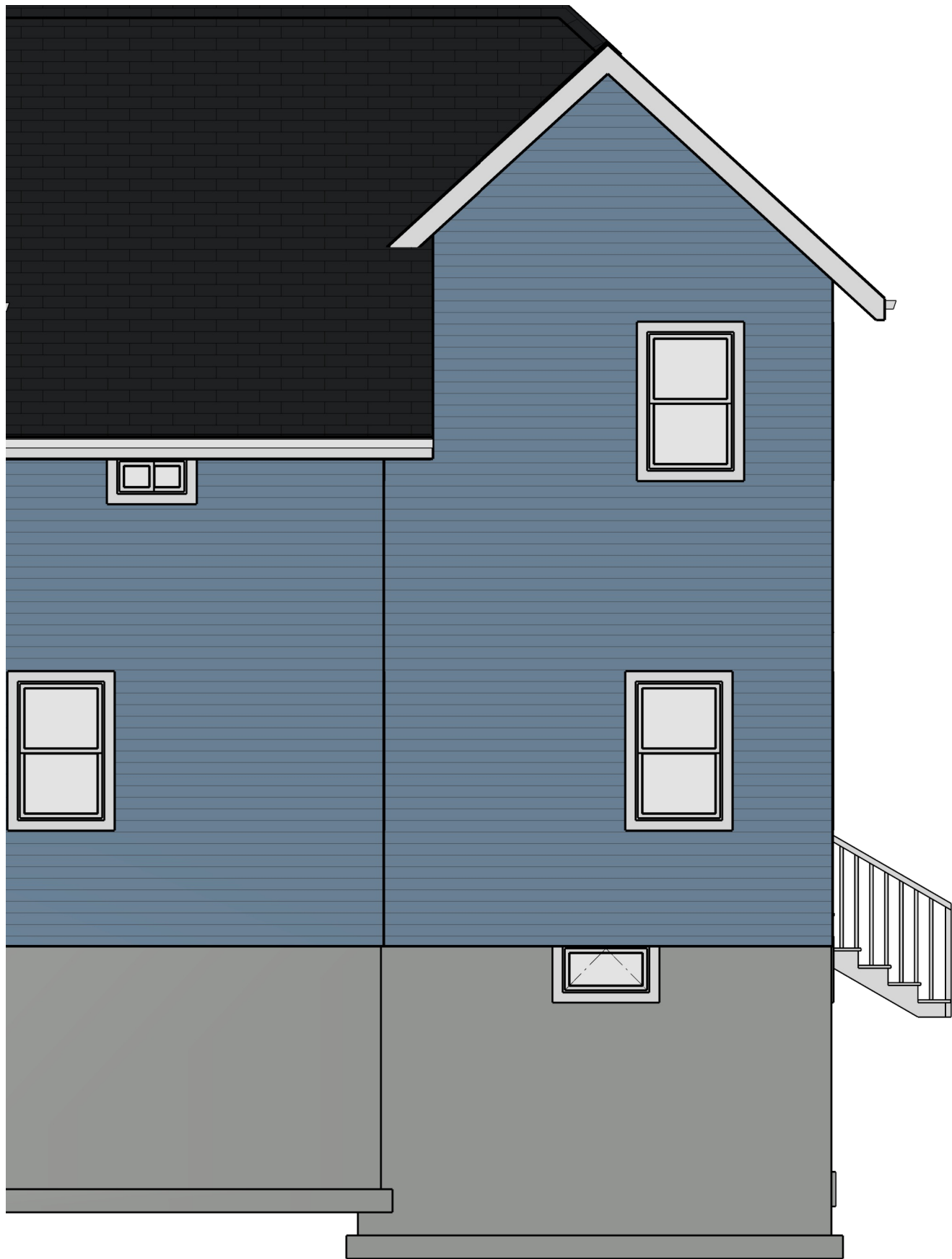
DRAWINGS PROVIDED BY:
HODSON CONSTRUCTION, LLC 6907 University Ave. #251 Middleton, WI 53562 D.M. Fons

DATE:
8/5/2024

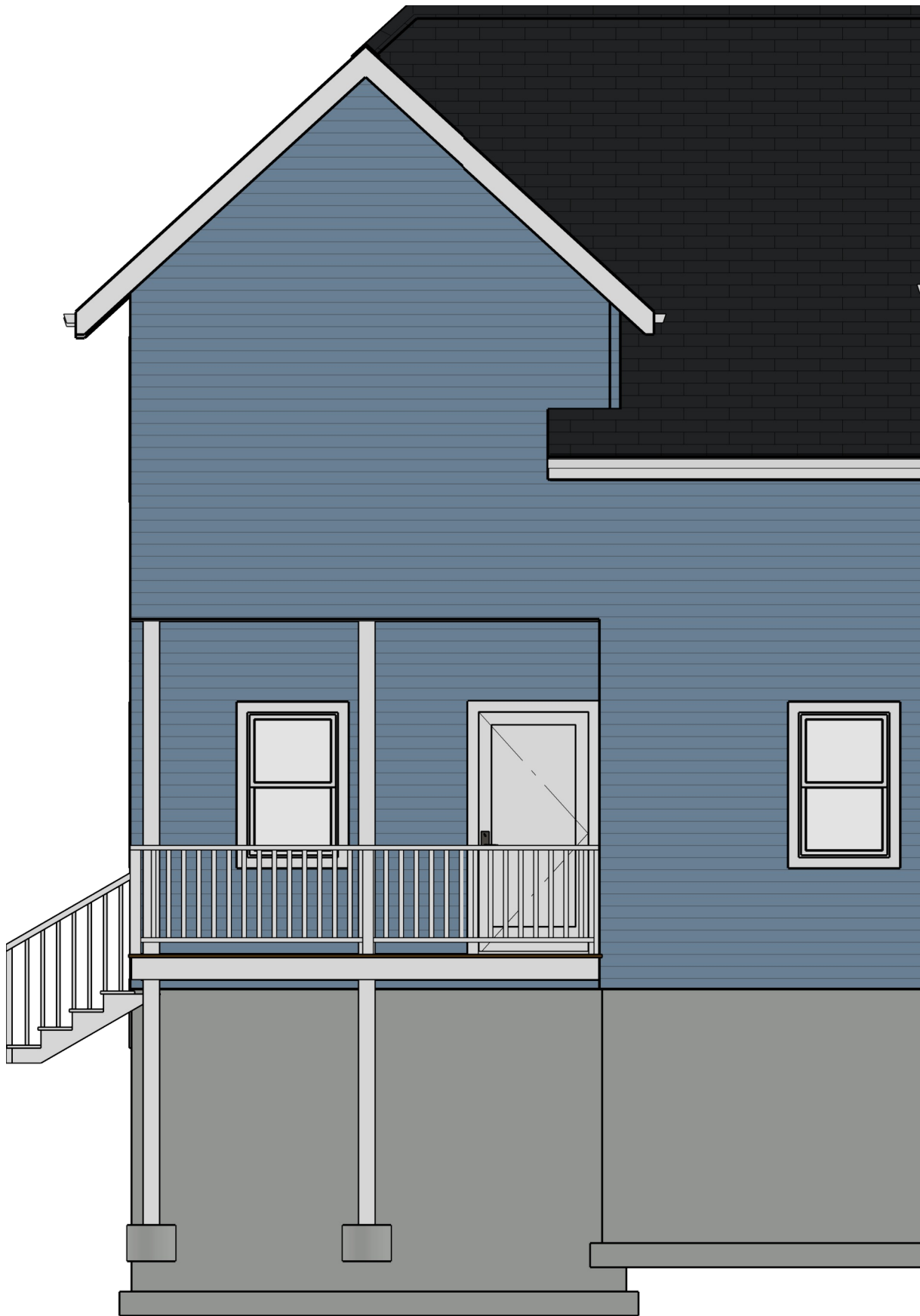
SCALE:
1/4"=1"

SHEET:
A9.5





Left Elevation



Right Elevation

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Left & Right Elevation

PROJECT DESCRIPTION:
Addition/Interior remodel Ian Lowe & Soumya Palreddy 229 Van Deusen Street Madison, WI 53715

DRAWINGS PROVIDED BY:
HODSON CONSTRUCTION, LLC 6907 University Ave. #251 Middleton, WI 53562 D.M. Fons

DATE:

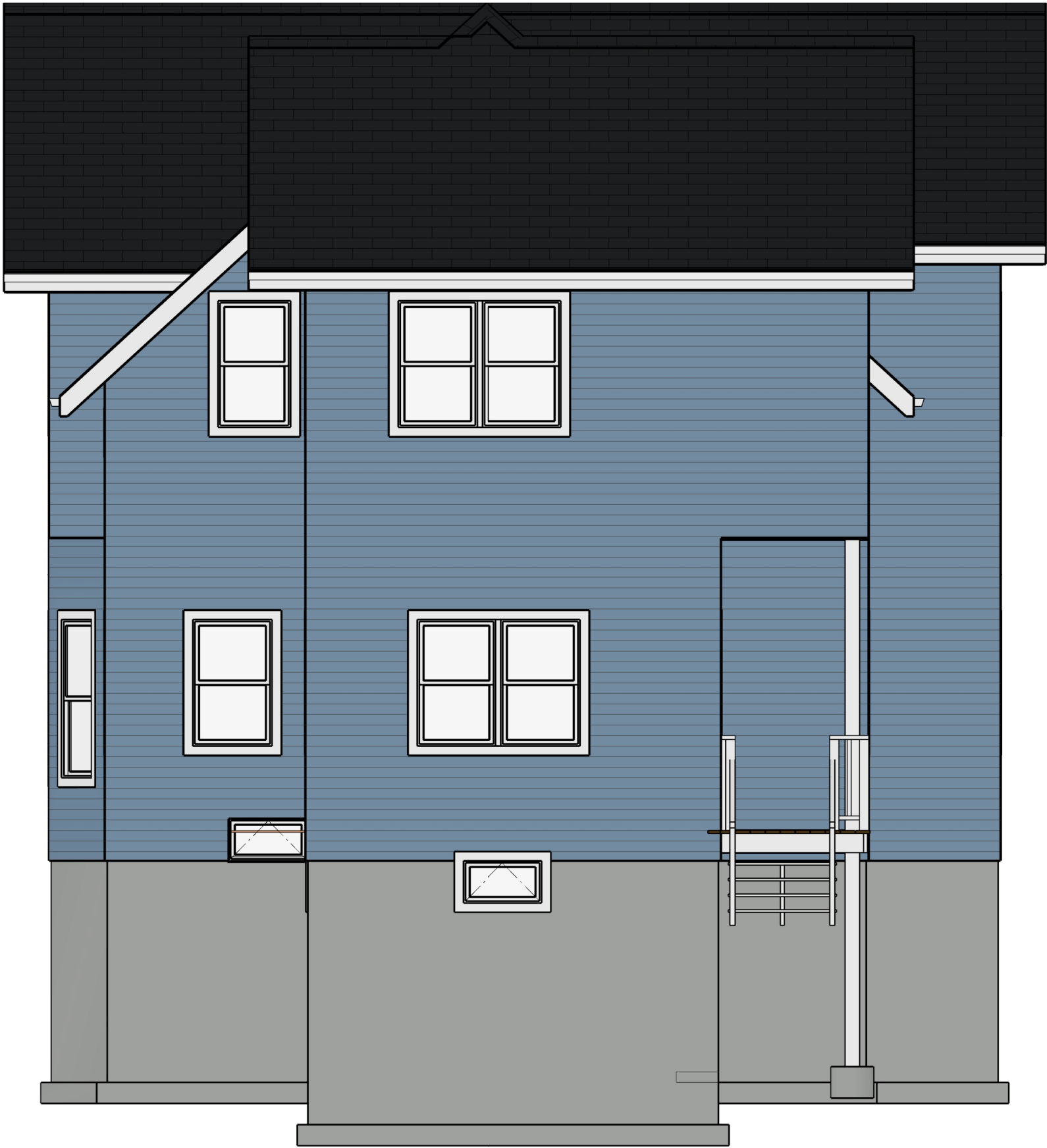
8/5/2024

SCALE:

1/4"=1'

SHEET:

A2 . 1



Rear Elevation

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Rear Elevation

PROJECT DESCRIPTION:
Addition/Interior remodel Ian Lowe & Soumya Palreddy 229 Van Deusen Street Madison, WI 53715

DRAWINGS PROVIDED BY:
HODSON CONSTRUCTION, LLC 6907 University Ave. #251 Middleton, WI 53562 D.M. Fons

DATE:

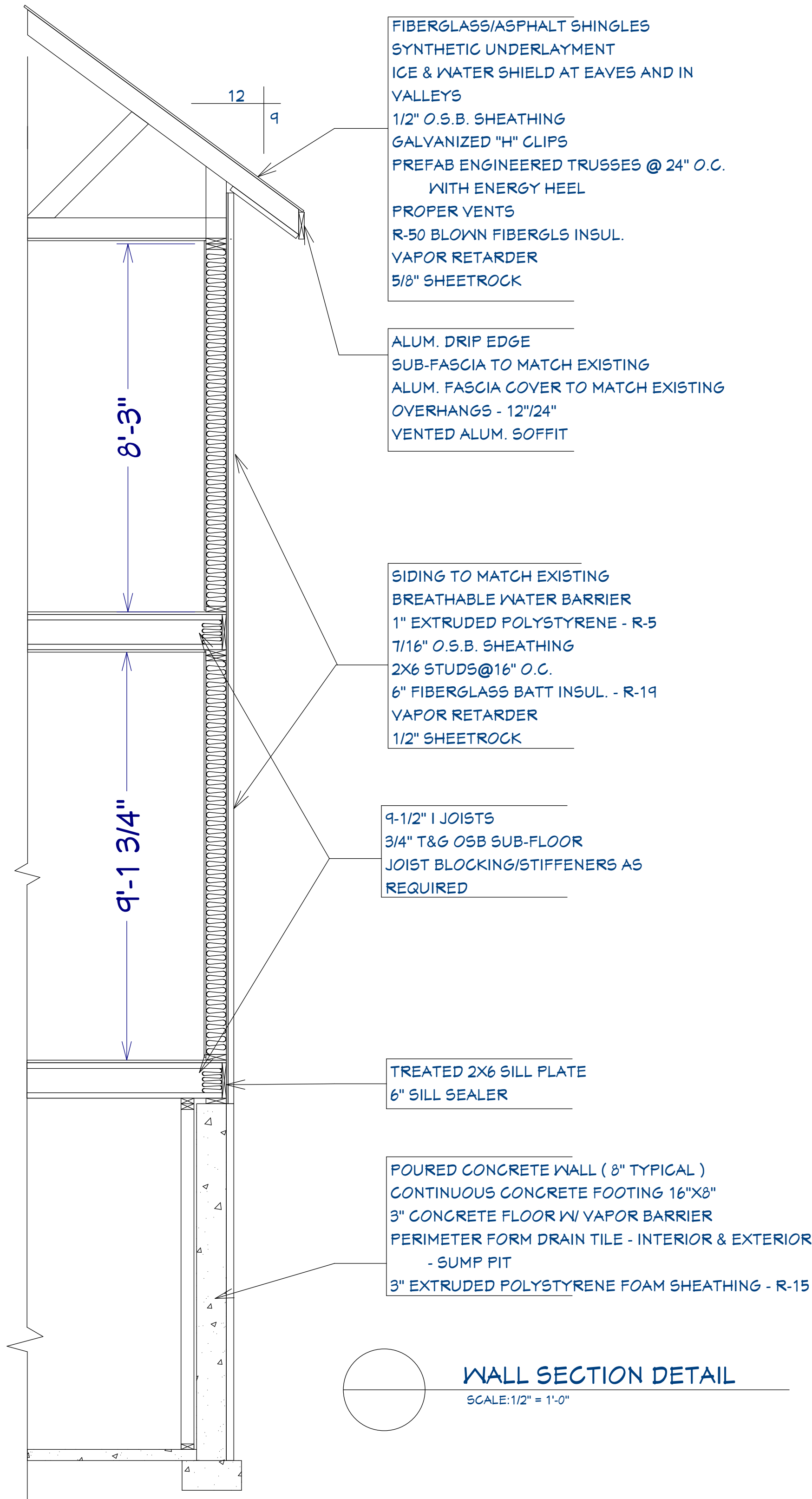
8/5/2024

SCALE:

1/4"=1"

SHEET:

A2 . 2



FIBERGLASS/ASPHALT SHINGLES
SYNTHETIC UNDERLAYMENT
ICE & WATER SHIELD AT EAVES AND IN VALLEYS
1/2" O.S.B. SHEATHING
GALVANIZED "H" CLIPS
PREFAB ENGINEERED TRUSSES @ 24" O.C.
WITH ENERGY HEEL
PROPER VENTS
R-50 BLOWN FIBERGLS INSUL.
VAPOR RETARDER
5/8" SHEETROCK

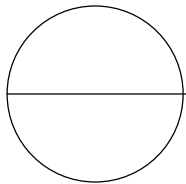
ALUM. DRIP EDGE
SUB-FASCIA TO MATCH EXISTING
ALUM. FASCIA COVER TO MATCH EXISTING
OVERHANGS - 12"/24"
VENTED ALUM. SOFFIT

SIDING TO MATCH EXISTING
BREATHABLE WATER BARRIER
1" EXTRUDED POLYSTYRENE - R-5
7/16" O.S.B. SHEATHING
2X6 STUDS@16" O.C.
6" FIBERGLASS BATT INSUL. - R-19
VAPOR RETARDER
1/2" SHEETROCK

9-1/2" JOISTS
3/4" T&G OSB SUB-FLOOR
JOIST BLOCKING/STIFFENERS AS
REQUIRED

TREATED 2X6 SILL PLATE
6" SILL SEALER

POURED CONCRETE WALL (8" TYPICAL)
CONTINUOUS CONCRETE FOOTING 16"X8"
3" CONCRETE FLOOR W/ VAPOR BARRIER
PERIMETER FORM DRAIN TILE - INTERIOR & EXTERIOR
- SUMP PIT
3" EXTRUDED POLYSTYRENE FOAM SHEATHING - R-15



WALL SECTION DETAIL
SCALE: 1/2" = 1'-0"

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Wall Section

PROJECT DESCRIPTION:
**Addition/Interior remodel
Ian Lowe & Soumya Palreddy
229 Van Deusen Street
Madison, WI 53715**

DRAWINGS PROVIDED BY:
**HODSON CONSTRUCTION, LLC
6907 University Ave. #251
Middleton, WI 53562
D.M. Fons**

DATE:

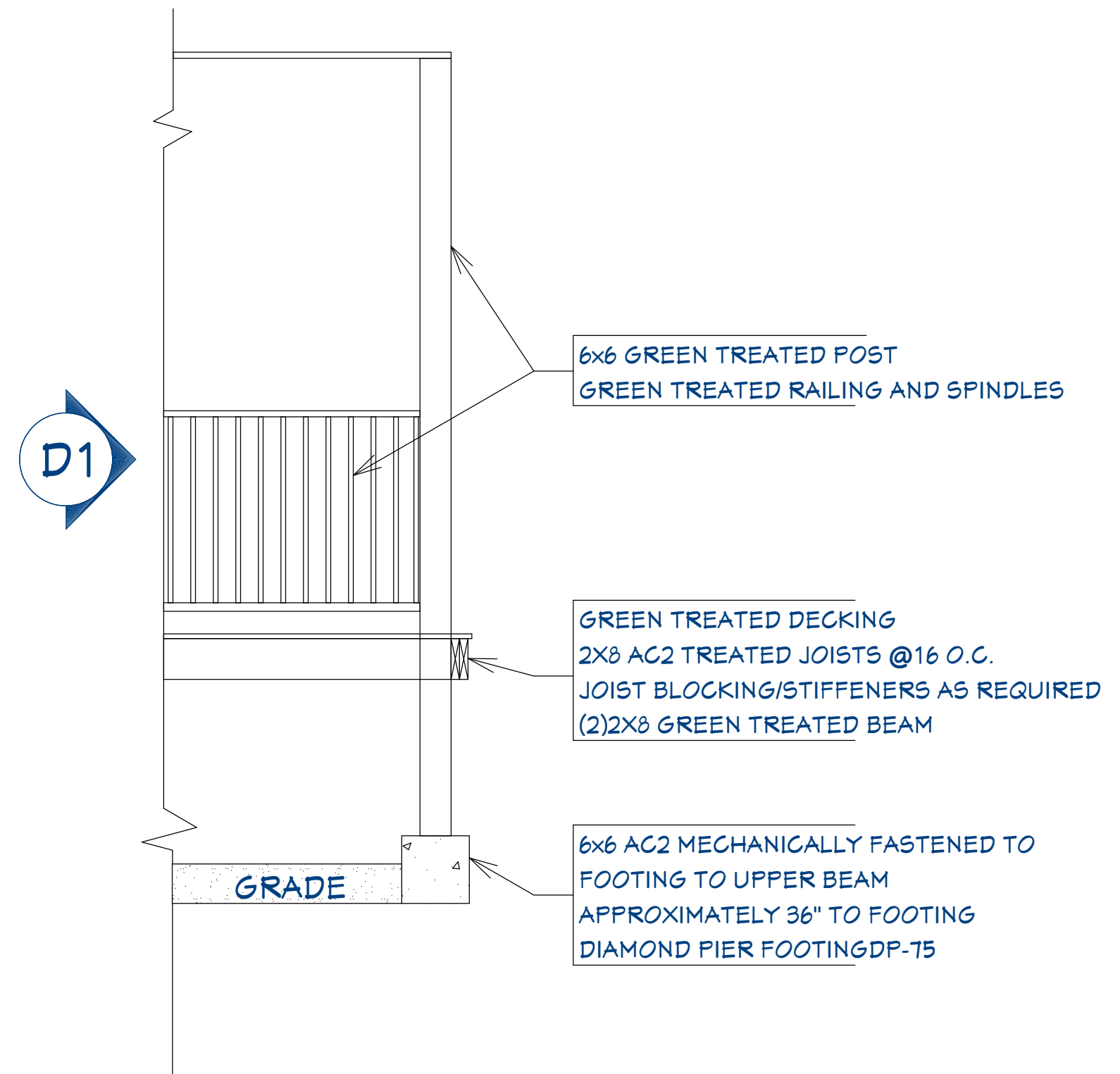
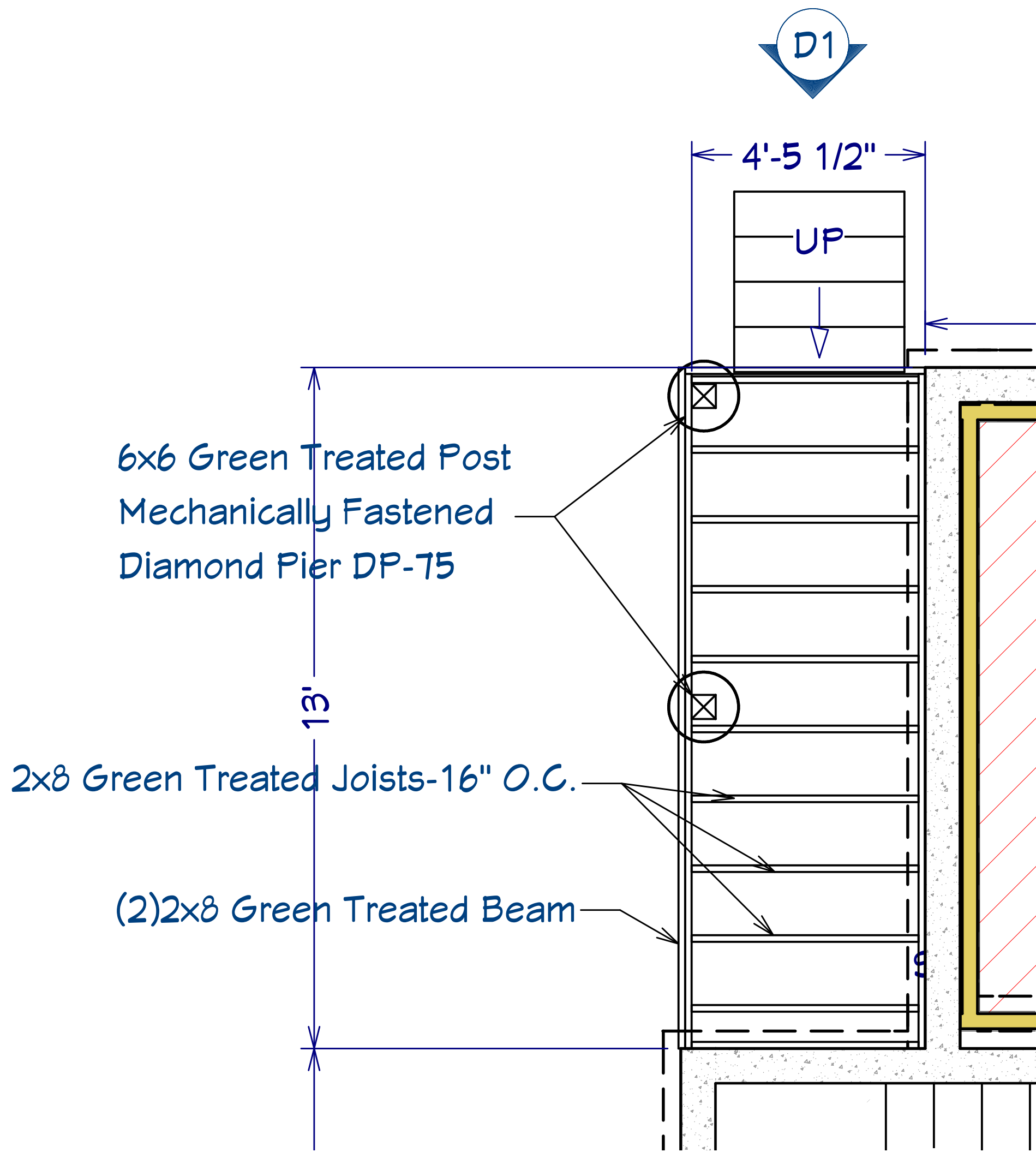
8/5/2024

SCALE:

1/2"=1'

SHEET:

A5 . 1



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Deck Framing Detail

PROJECT DESCRIPTION:
**Addition/Interior remodel
Ian Lowe & Soumya Palreddy
229 Van Deusen Street
Madison, WI 53715**

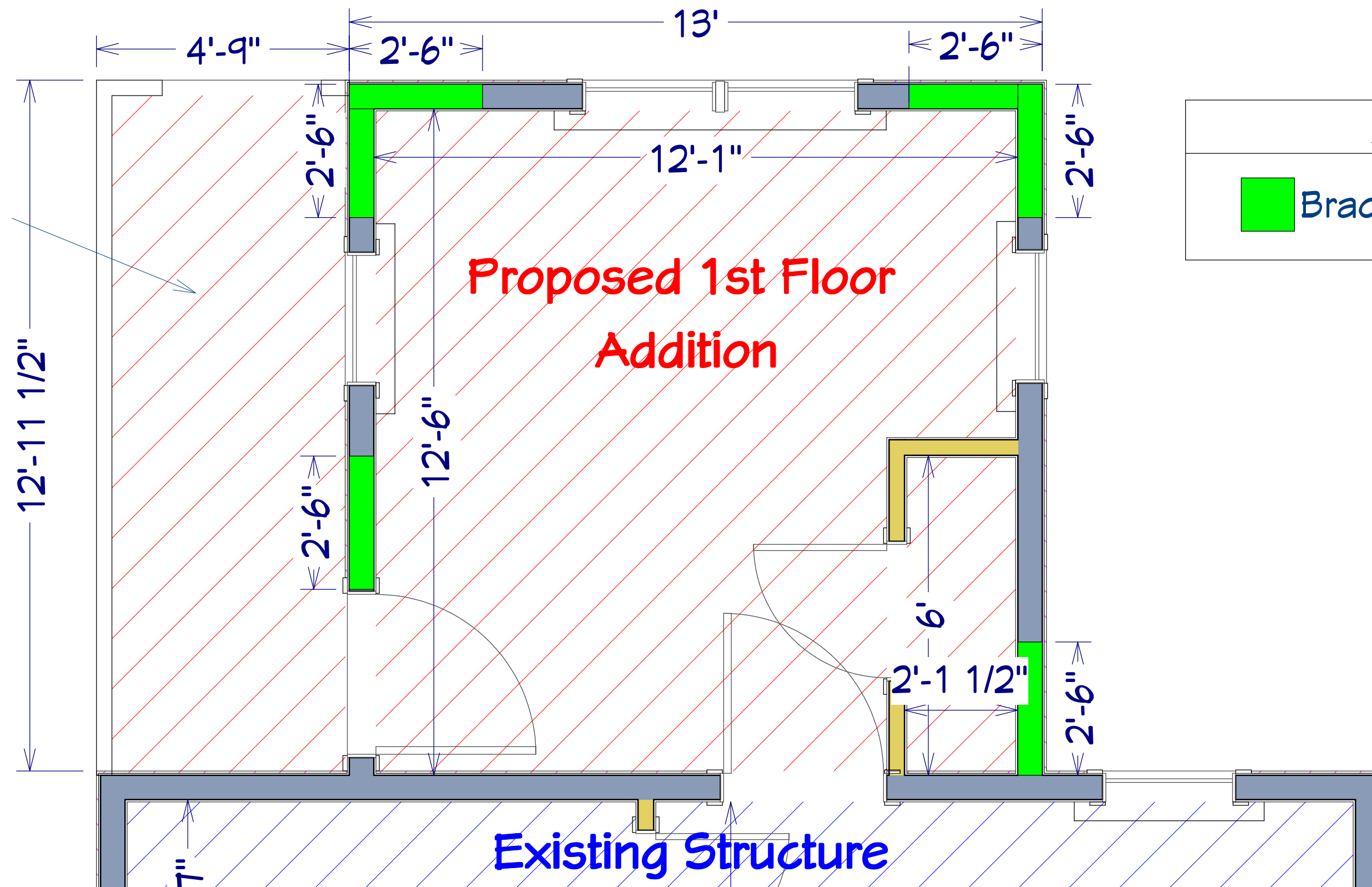
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8/5/2024

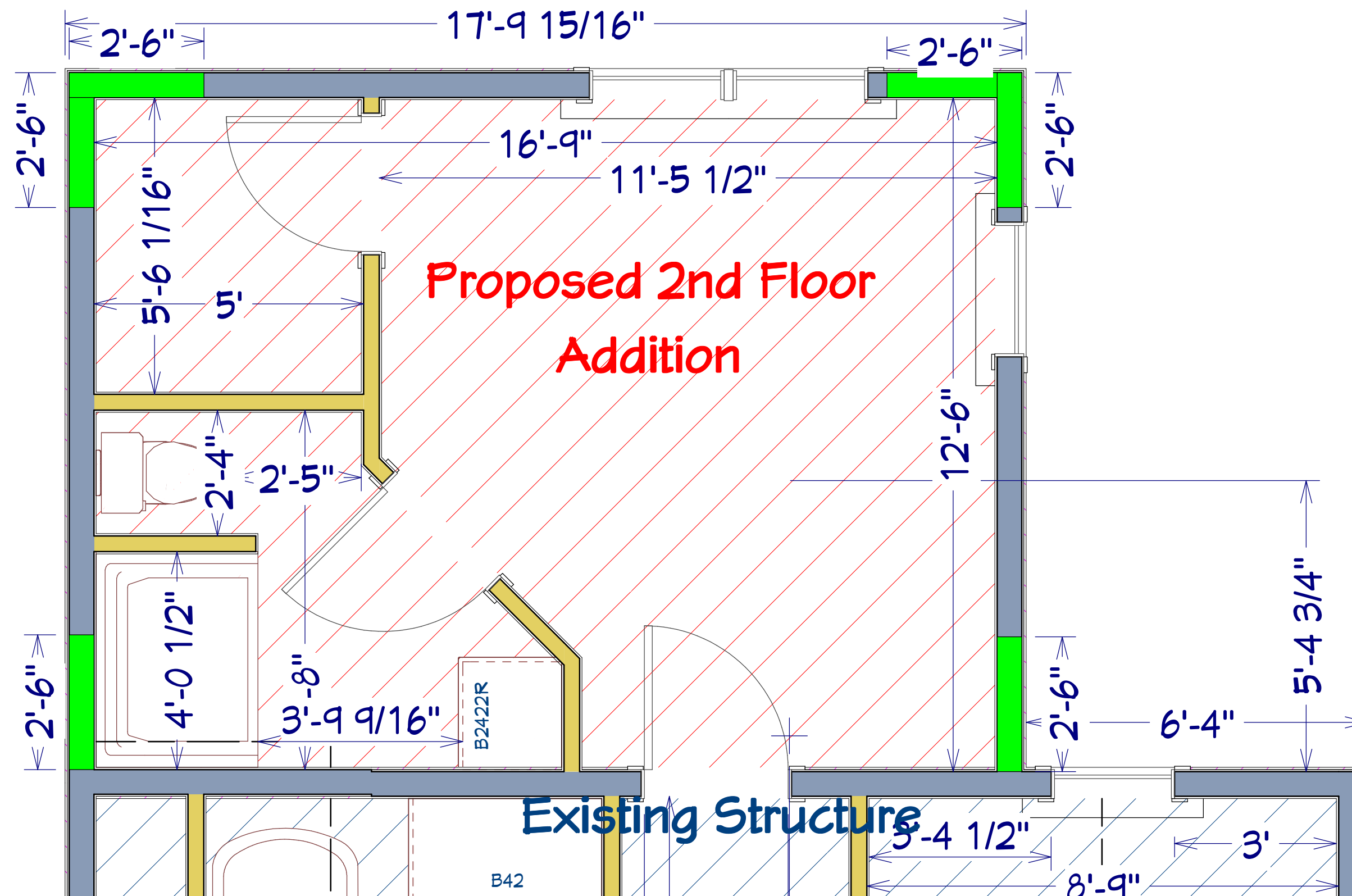
SCALE:
1/2"=1'

SHEET:
A5.2

Proposed 1st Floor
Deck Addition



Legend	
	Braced Wall Panel



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	
Wall Bracing Detail	

PROJECT DESCRIPTION:	
Addition/Interior remodel Ian Lowe & Soumya Palreddy 229 Van Deusen Street Madison, WI 53715	

DRAWINGS PROVIDED BY:	
HODSON CONSTRUCTION, LLC 6907 University Ave. #251 Middleton, WI 53562 D.M. Fons	

DATE:	
8/5/2024	
SCALE:	
1/2"=1'	
SHEET:	
A5.3	