



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 1020 Sherman Avenue (2<sup>nd</sup> Aldermanic District – Ald. Heck)

**Application Type:** Conditional Use

**Legistar File ID #** [59927](#)

**Prepared By:** Sydney Prusak, AICP, Planning Division  
Report includes comments from other City agencies, as noted.

**Reviewed By:** Kevin Firchow, AICP, Principal Planner

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Below are the submitted agency comments from the Zoning Administrator related to the review of the proposed development, which were not received by the time the staff report was published.

**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

1. Filling, grading and excavation of the zoning lot may be permitted only where protection against erosion, sedimentation and impairment of fish and aquatic life has been assured. Obtain necessary erosion control permits.
2. The Accessory Dwelling Unit shall comply with the Supplemental Regulations Section 28.151. Prior to issuance of a building permit for the Accessory Dwelling Unit, the property owner shall execute a restrictive covenant providing that the Accessory Dwelling Unit may only be used when the property is owner-occupied. The form of the restrictive covenant shall be approved by the Zoning Administrator and City Attorney's Office and shall be recorded with the Dane County Register of Deeds.