

**From:** [Megan Tucker](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Fwd: Problems With Caspian Grill  
**Date:** Sunday, May 21, 2023 5:11:32 PM

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Plan Commission, May 22nd, 2023, Agenda item 7 (77013), District #9

----- Forwarded message -----

From: **Megan Tucker** <[megan@dragonflyhotyoga.com](mailto:megan@dragonflyhotyoga.com)>  
Date: Fri, May 19, 2023 at 12:52 PM  
Subject: Problems With Caspian Grill  
To: Nikki Conklin <[district9@cityofmadison.com](mailto:district9@cityofmadison.com)>  
CC: Kyle Anderson <[kyle@dragonflyhotyoga.com](mailto:kyle@dragonflyhotyoga.com)>, Tola Neils <[tola@dragonflyhotyoga.com](mailto:tola@dragonflyhotyoga.com)>, Barret V. Van Sicklen <[bvv@dewittllp.com](mailto:bvv@dewittllp.com)>, Eric R. Hansch <[erh@dewittllp.com](mailto:erh@dewittllp.com)>

Dear Alder Conklin,

Hello, I am writing on behalf of Dragonfly Hot Yoga LLC at 610 Junction road in regards to file # 77013 by Caspian Grill to allow outdoor dining and entertainment: 610 Junction Road; 9th Ald. Dist.: Consideration of an alteration to an approved Planned Development District-Specific Implementation Plan (PD-SIP) to allow a restaurant-nightclub tenant in a mixed-use building with an outdoor eating area. We oppose it.

Since their opening, the ownership at Caspian Grill has been hostile, combative, and intimidating to our business, staff, and clients. As a result, we see Caspian's request to expand their operation outside to the communal space we share as negatively impacting our business and the wellbeing of our clients— many who attend our classes as a way to heal emotional traumas.

On several occasions, **Emin Buzhunashvili (Caspian Grill owner)** has stood by our entrance confronting our clients, yelling jeers, and staring them down as they enter and exit our property. He is actively showing our clients and staff that they are not in a safe space— which we had been the 10 plus years prior to Caspian's opening. The owner has directly stated that he will make sure we "lose every single one of our clients", and he is following through on his threats.

The Caspian ownership has proven to be a menace to us, and while all we would like is to see his business be successful (so he leaves us alone), we cannot in good conscience allow his zone of intimidation to increase through his outdoor operating request.

For the history of the problem, Caspian resides below us— we are a fitness studio specializing in yoga and fitness classes which include hand weights. He did not take our

businesses normal and reasonable operation into account when he leased the space and our landlord failed to explain the nature of our business (they also failed to tell us they were putting a nightclub below us, a yoga studio). When he built his space, he did so with open ceilings (we know this from our landlord)— the way he chose to design his space has removed the sound deadening from our floor and as a result he hears our weights when set on the floor.

Instead of correcting this problem like a responsible owner— which will cost him money— he has turned to insisting and threatening us to “stop making noise” or “move our class times” (which are peak times during his peak times) “or else”. He showed us his “or else” when he acquired high powered speakers and spent weeks on end blasting music at our studio floor loud enough to shake our whole space during our classes— classes outside of his own operating hours. The only time it would relent would be the few moments someone came into his restaurant, which was unfortunately nowhere near the amount of time he spent blaring music at us. He would also purposely blare his music so loud that our instructors would be forced to turn up our music. The moment our instructor would turn up our music, he would immediately turn OFF his nightclub sound system and immediately record the music from our studio, making it look like we were the offenders. This kind of unethical behavior is so vile that we are fearful of our safety.

This ordeal lasted weeks because of how long it took our milquetoast property manager to intervene— and even continued after his initial weak response. After hounding our property manager to help, they finally conducted an independent investigation and determined we were making minimal noise, well within our rights and their expectations, and asked him to stop.

While the above was going on, we had to call the local police several times in response to the owner of Caspian entering our property, or cornering and berating and threatening our staff in the building. The police explained to him he is to stay off our property. So now without the ability to harass us within our building, he took his anger outside.

His current tactic is to be more in-person confrontational in front of our entrance— the communal space he wants to expand to. Which begs the question if he’s expanding to grow his business or shrink ours.

We have received multiple complaints from our clients and staff that he harasses them as they park in front of our building and enter and exit our entranceway next to the space he proposes adding outdoor seating and entertainment to.

His actions have willfully disrupted our business and caused the loss of long term clients for our business. He targets who he sees easiest to intimidate, our youngest and oldest female clients alike. As recently as May 15th he parked-in and cornered one of our female clients

and began relentlessly verbally assaulting her about where she parked, — which he deemed was too close to “his spots.” He also falsely accused her of dinging his car with her door. This escalated to the point that some of our staff and clients had to intervene on her behalf to allow our client to leave. She was obviously shaken, to the point she may never come back. This is the impact he has on our business— when we have never set foot in his. (see attached email from scared client)

We have attempted on multiple occasions to resolve this through our landlords at Lockre (and spending tens of thousands of dollars that we don't have on attorney's fees), but they continue to fail us, dragging their feet and avoiding the problem and this individual, clearly intimidated by him as well. Lockre has promised to help resolve the issues multiple times, but does not communicate status, and is slow and unresponsive or dismissive to our continued requests, keeping the issues at arm's length.

As if the above wasn't enough for us to contest this request— he allows his employees to take breaks on the curb directly in front of our entranceway (not his own, which is 10 feet away), where they smoke and flick their cigarette butts, and leave their waste all over our entry space and the communal spaces of our building. Our property manager, once again, is failing to effectively deal with the issue— but we cannot confront Caspian directly about it — so are again being suppressed by his intimidating and harassing tactics. (see attached video of filthy parking lot right outside of our entrance)

We need your help to prevent this man from expanding his zone of influence and suppressing our business further. We appreciate any assistance you can offer and we truly thank you for taking the time to read this.

Thank you,

Dragonfly Hot Yoga Leadership Team



[CaspianGrillCigarettes.MOV](#)

# Harassed by owner or manager of Caspian Grill

Inbox



[Redacted Name] 5:51 PM

to me



Hi Tola,

I wanted you to know that today (5/15) I was at circuit up and left a few minutes after 5:00. I was parked in the front row by the building. Anyway, I came out and the owner or manager of the Caspian Grill is standing there yelling at me about giving me a ticket. He had also intentionally parked his Lexus SUV (license BAKU - or something like that) so close to my drivers door, I could barely get in. I slid in sideways and opened the door. It lightly touched his passenger door. He starts yelling that I damaged his car. He points to a tiny ding with white paint (my SUV is red). Ashley Bruckner and Joe (from class with all the adult sons) came out of the building and I ask for their help. I reopen my door and the mark did not line up where my door would touch. Where it could touch there was no mark. Ashley and Joe agreed.

I wanted you to know this was going on and it was very scary for me. Glad Ashley and Joe were there.

Again, just wanted you to know about this.

Hope you are well,