



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

July 11, 2023

Emin Buzhunashuili
Caspian Grill
610 Junction Road
Madison, WI 53717

RE: Consideration of an alteration to an approved Planned Development District – Specific Implementation Plan (PD-SIP) for 530-610 Junction Road to amend the zoning text to add restaurant-nightclub as a conditional use in the district, and consideration of a Conditional Use to allow a restaurant-nightclub in a mixed-use building at 610 Junction Road. (ID [77013](#), LNDUSE-2023-00019)

Dear Emin Buzhunashuili:

On July 10, 2023, the Plan Commission found the standards met and **conditionally approved** the alteration to an approved Planned Development District – Specific Implementation Plan and conditional use for 610 Junction Road. In order to receive final approval of the conditional use and for any other permits that may need to be issued for your project, the following conditions shall be met:

Please contact Lisa McNabola of the Planning Division at (608)-243-0554 if you have any questions regarding the following four (4) items:

1. All exterior doors and any operable windows shall remain closed during musical performances to minimize sound spillover to adjacent properties.
2. Live music or DJ performances shall not occur after 10 p.m. Sunday to Thursday and 12 a.m. Friday to Saturday. If requested, alterations to these hours may be considered as an administrative alteration one year after the Plan Commission approval if both the Planning Division Director and Alderperson both agree the request meets the standards for minor alteration approval listed in MGO 28.183(8). Other alterations to this request must be processed as a major alteration.
3. No outdoor amplified or live music sound shall be permitted outdoors.
4. The applicant shall operate their conditional use in conformance to submitted management plans.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following four (4) items:

5. The proposed restaurant-nightclub shall comply with the Zoning Supplemental Regulations Section 28.151 Restaurant-Nightclub.
6. An outdoor eating area will require an alteration to the Planned Development with a site plan review.
7. The capacity of the proposed restaurant-nightclub will not be increasing from the current capacity. Additional bicycle parking will not be required.
8. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
9. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact William Sullivan of the Fire Department at (608) 261-9658 if you have any questions regarding the following one (1) item:

10. Verify with the assigned city building address with City Engineering and post accordingly.

Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following two (2) items:

11. The plan does not show the patio area to be utilized, added or expanded. The plan shall denote and show the patio area to be used and also any expansion or new patio area to be constructed.
12. The address of the tenant space is 610 Junction Rd Suite 101. The lease address is not valid for the official address. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining your conditional use:

1. After the plans have been revised per the above conditions, please submit one (1) complete digital plan set in PDF format and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com (note: A 20MB email limit applies and multiple transmittals may be required). The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.
2. A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.

3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The conditional use approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 243-0554 or lmcnabola@cityofmadison.com.

Sincerely,



Lisa McNabola
 Planner

cc: Jenny Kirchgatter, Zoning
 William Sullivan, Fire Department
 Jeffrey Quamme, Mapping Section

I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional uses.	

<i>Signature of Applicant</i>	

<i>Signature of Property Owner (if not the applicant)</i>	

LNDUSE-2023-00019			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div.	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: Forestry