



Department of Planning & Community & Economic Development

Planning Division

Meagan Tuttle, Director

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www.cityofmadison.com

April 14, 2026

Adam Benedetto
Friends Applaud, LLC
1602 Gilson St
Madison, WI 53705

RE: Legistar ID 92235; Accela 'LNDUSE-2026-00013' -- Approval of a conditional uses at 1602 Gilson St

Dear Adam Benedetto:

At its April 13 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your requests for a conditional use for a restaurant with an outdoor eating area that includes amplified sound that is also open after 9 p.m. in a TE district at 1602 Gilson Street. In order to receive final approval of your requests, and for any other permits that may need to be issued for your project, the following conditions shall be met:

Please contact my office at (608) 243-0455 if you have any questions regarding the following six (6) items:

1. The conditional uses for an outdoor eating area associated with a food and beverage business open past 9:00 p.m. and amplified sound at an outdoor eating area associated with a food and beverage business are valid through December 31, 2026. If the applicant wishes to operate outside the standard operating conditions allowed as permitted uses in the Zoning code beyond 2026, this shall require approval by the Plan Commission following the submittal of a new application request and public hearing. No sooner than December 1, 2026, the applicant may request approval of a new conditional use to continue or change the hours of operation for the outdoor eating area and the allowed times and dates for outdoor amplified sound. At that time the Plan Commission may consider another one-year approval, a longer-termed approval, or a standard approval without sunset clause. Note: The conditional use for the restaurant has no sunset beyond those conditions already identified in the zoning code.
2. That upon final sign-off and meeting of conditions, the rear enclosed outdoor eating area may operate and be occupied from 10 a.m. to 9 p.m. Sundays through Thursdays and from 10 a.m. to 10 p.m. on Fridays and Saturdays. The front outdoor eating area may at no time be occupied after 9 p.m.
3. That between April 15 and November 15, outdoor amplified sound in the rear outdoor eating area shall be allowed on Saturdays between the hours of 12 p.m. and 8 p.m. No amplified sound is permitted in the front outdoor eating area.

4. The applicant shall submit a more accurate and complete scaled seating plan showing exactly where the tables will be located on each patio. As part of this seating plan, the applicant shall include how many seats will be provided. Plan must show the location of the outdoor performance stage, speakers, children's play area, and any other special features. The plan shall be reviewed and approved by the Zoning Administrator and Directors of the Building Inspection and Planning Division, or their assigns.
5. That a noise attenuation and management plan prepared by the applicant, be submitted to the Building Inspection and Planning Divisions for approval prior to final sign off. Such a plan should include further information related to considerations such as stage location and setup, speaker placement and orientation, the location and type of any sound mitigation features, and other similar details. Speakers should generally be mounted on or near the northern wall and orientated to the south or southeast. The plan shall be reviewed and approved by the Zoning Administrator and Directors of the Building Inspection and Planning Division, or their assigns.
6. If amplified sound is played indoors after 8 p.m. on weekdays or 9 p.m. on weekends, no exterior doors may be propped open or otherwise left open. This shall not preclude the installation and opening of operable doors and windows opening into the outdoor eating area. These windows and doors can only be propped open during the hours when the outdoor eating area is open and shall operate in accordance with the approved conditional uses.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following two (2) items:

7. Work with Zoning staff to establish a project completion date. 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.
8. 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.

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

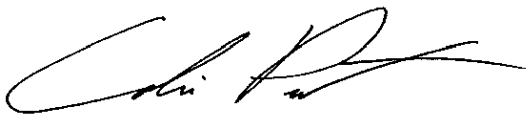
Please now follow the procedures listed below for obtaining your conditional use:

1. After the plans have been revised per the above conditions, please **one (1) complete digital plan set in PDF format** of complete, fully dimensioned, and to-scale plans; the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code; and any other documentation requested herein to the Zoning Administrator at SPRapplications@cityofmadison.com. (Note that that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Please email zoning@cityofmadison.com regarding questions or if you need alternative filing options) 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. 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.

3. The conditional use approval is valid for three (3) years 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. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date.
4. 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.
5. 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 243-0455.

Sincerely,



Colin Punt
 Planner

cc: Jenny Kirchgatter, Asst. Zoning Administrator

I hereby acknowledge that I understand and will comply with the above conditions of approvals.

Signature of Applicant

Signature of Property Owner (if not the applicant)

| LNDUSE-2026-00013 | | | |
|---|----------------------|--------------------------|--------------------------|
| For Official Use Only, Re: Final Plan Routing | | | |
| <input checked="" type="checkbox"/> | Planning Div. (Punt) | <input 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"/> | Water Utility |
| <input type="checkbox"/> | Fire Department | <input type="checkbox"/> | Forestry |
| <input type="checkbox"/> | Metro Transit | <input type="checkbox"/> | Parking Utility |