

From: [Opitz Management, Inc.](#)
To: [Verbeck, Jim](#); [Building Inspection General Mailbox](#); [licensing](#)
Subject: Serrato Entertainment Inc dba The Capital at 430 W Gilman Street Madison
Date: Tuesday, March 28, 2023 12:20:12 PM

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Re: Alcohol License Review Meeting of 3-15-23

My name is Konrad Opitz and I am the President of Opitz Management Inc located at 502 N Eau Claire Ave Madison WI 53705 608-273-0228.

I registered to speak and raise a concern regarding the application by Serrato Entertainment Inc dba The Capital at 430 W Gilman Street Madison WI which was on the March 15, 2023 Alcohol License and Review Committee agenda as items #(76574) and #14 (76495).

The applicant did not show for the meeting and the application was tabled by the committee and referred to the next meeting of the 2023 Alcohol License and Review Committee. I will not be able to attend the next meeting and I hope that my concerns can be transferred and brought up at your next meeting.

Opitz Management Inc manages the properties to the north and east of 430 W Gilman (519, 521, 525 State Street and 424/426/428 W Gilman Street which includes the courtyard are behind the 430 W Gilman Property and sidewalk access point that runs between 430 and 424/426/428 W Gilman Street.

My question and concern is what is Serrato Entertainment Inc going to do for trash pickup and where do they think their trash receptacle will be placed? They have an easement to use the sidewalk between the two buildings, but trash receptacles cannot be placed in the walkway which must be kept open for fire escape and safety reasons. The rear property line from the back of the 430 W Gilman building is less than two feet which will not accommodate trash and recycling dumpsters needed for a bar business of that size.

This concern is heightened due to the construction debris from the remodeling of 430 W Gilman that was placed in our dumpsters by the construction workers that were working along the man that identified himself as the owner of the building to my Maintenance Director.

There is no agreement in place with the new ownership to utilize land or dumpsters in the courtyard and the ownerships of the buildings we represent will enforce their property rights. Serrato Entertainment will have no area to place their trash and recycling and will be either continuing to illegal dump it in other containers or it most likely will be dumped into Gilman Street and the courtyard area, causing health concerns and unsightly littering in the area as the previous owner of Blue Velvet did.

I ask that you ask Serrato as a condition of obtaining their license provide proof that they have a trash removal contract in place with a written agreement in hand from whichever property owner they are housing their dumpsters showing the placement of the dumpsters unless they are planning on placing them in the public right of way in the front of the building.

Thank you for your consideration.

Konrad C Opitz

President-- Opitz Management, Inc.

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