

**From:** [Samira Guyot](#)  
**To:** [Verbick, Jim](#); [Rummel, Marsha](#); [mnaboard@marquette-neighborhood.org](mailto:mnaboard@marquette-neighborhood.org); [MarqNA@groups.io](mailto:MarqNA@groups.io)  
**Cc:** [Fareed Guyot](#); [Jamie Guyot \(Grunniwaldt\)](#)  
**Subject:** RE: ALRC Legistar 58773 - Please Reject Canopy Nightclub Proposal for 18+ Entertainment License (former Plan B/Prism space)  
**Date:** Wednesday, January 15, 2020 12:41:59 PM

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Dear Alderwoman Rummel and ALRC Committee Members,

I urge you to deny an entertainment license for the proposed Canopy Nightclub at 924 Williamson Street.

My family, the Guyot Family has lived in the Marquette neighborhood since 1970 and, along with others, have considerable sweat equity in building the foundations for the Willy Street renaissance to flourish decades later. My septagenarian parents were among the families whose sleep and quality of life were most affected, through the physics of sound, by the thumping base projected by Plan B, Our tenants at our rental property on 933 Williamson were and are among the individuals most negatively impacted by loud patrons exiting the club and sometimes destroying property along the way.

Our home on 936 Jenifer is located parallel to the 933 Williamson St. property. Our family is absolutely pro small business as our business has been managing property for rental, specifically on this block of Jenifer & Willy St. My Dad, Dick Guyot was instrumental in forming the Greater Williamson Business Association and served as its President for many years. We love how the Marquette neighborhood has evolved into the best place to live in the city. We take pride in having been organizers, activists and caretakers that made this trendy, nationally recognized (by the APA 2013) neighborhood a reality.

While Plan B/Prism brought new patrons to the Willy St. business corridor, this use of this space as a nightclub has never been appropriate for its location. The community worked with Plan B over 10 years to mitigate the negative impacts of noise, patron behavior, parking scarcity, and increased safety concerns; yet, these issues were never resolved to satisfaction of local residents. The failure to find real solutions to noise and behavior impacts has impacted our family business, as tenants facing these issues, are less likely to stay in the units we offer directly across the street.

For an extended summary of the problems experienced by residents and neighbors of Plan B, I offer this discussion from the Willy St. Blog, authored by my brother, Fareed Guyot.

<http://willystreetblog.com/wp/2013/05/29/opinion-plan-b-should-try-harder/>

I attended the meeting on 1/8/2019 and 1/14/19 about the viability, goals and

successful operation of this business with open minds. Yet, these presentations simply heightened concerns that allowing this business to move forward with its muddled and still evolving business plan will result in the neighborhood (AGAIN) bearing the negative outcomes an entrepreneur learning how to run a nightclub business. We are being asked to "take a chance" on an inexperienced entrepreneur, as we were asked by Plan B, and part of the request is increasing the capacity of the venue. We say "No".

As excellently summarized in letters from the Mollenhoff Family, Mr. Gary Tipler and others, many of the original rationale for supporting a nightclub venue in this area are no longer relevant, such as creating an LGBTQ friendly space. The dance club concept in several iterations has not proved particularly lucrative or successful in the long-term, as confirmed by Plan B a Prism owner Rico Sabatini shared with the community at the 1/8/19 meeting. There is no reason to believe the newest version of this dance club concept will more successful than prior versions, and absolutely no rationale for an accelerated timeline for ALRC approval and opening for business. The business is plan too ill-conceived and short-sighted, and the impetus behind the rush to open seems to be driven by the financial demands (monthly rent) of the owner, Chuck Chvala.

In sum, this proposal fails to meet the requirements that the business be appropriate for location and premises and that the business does not create problems for the surrounding neighborhood. Please kindly reject the Canopy Business proposal for 924 Williamson St.

Sincerely,  
Samira, Fareed, Dick & Judi Guyot

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