

## Save the Castle

- I am Bill Schroder from Marshfield. I served seven years as the first chairman of Planning and Zoning and helped develop the codes there. I was elected to city council six terms. It is difficult to cast an informed vote without adequate information.
- I suspect this was recommended for approval without providing you enough information for you to realize the problem of spot zoning a single building making it a subdivision with requirements for new construction in Planned Development. I feel the council will want to **rescind** this earlier action when you understand the complexity.
- Planned Development is not treating the castle like an **existing structure, designed, built and previously occupied** for Tamara's proposed business plan. They require things that only make sense in new construction. One example of delay is debate over the retention pool (*or possible buy out*) for storm water runoff. Certainly it makes sense to do this in new housing. But **State law says you cannot require an existing structure to take care of storm water runoff**. The City installed a storm drain 1984 to accommodate all this runoff.
- They are requiring a drive apron twice the width of her driveway (as much as 40 foot apron going to a 20 foot driveway) when her neighbors have 18 foot driveway. They are requiring Tamara to **pay an engineer** to determine the strength of a **publicly owned storm drain** under a **publicly owned sidewalk** because they cannot find the plans to determine if it is strong enough to drive over it even though three neighbor's driveways have done so since 1984.
- They refuse to recognize the castle's private fire hydrant, or give a permit to put in a second one. They will not provide public fire hydrants. So essentially they are giving no fire protection to this historic treasure. It is fireproof, but it deserves protection!
- They are limiting the capacity of this 40,000 square foot castle to 60 people based on parking spaces. The Capacity in General Assembly as determined according to the International Fire Code says parking has nothing to do with capacity. The size of the structure and the size of the rooms determine total capacity in General Assembly. She has agreed to self-limit capacity to 300, when the Castle could accommodate double that.
- They assured Tamara that they have more authority in Planned Development to allow dance, allow greater capacity which doesn't have to be equal to parking spaces like the downtown stores (in CC zone); But they have not kept their word on these issues, and

they used that authority to threaten to move her out. Unfortunately, they **do have the authority** to move her out of her home in PD. They have lots of authority, but we **question** that it is well placed.

- Dance is a small percentage of Tamara's business but it is senseless to not allow dance in that historic ballroom in the GI zone. Nick Heatherly said on the news that he "has 13 things he can use to **stop** a business from operating and **one** violation is enough." This attitude is not business friendly. I suggest you put "**attitude adjustment**" on your "**to do list.**"
- If they would have given permits to add a hand rail, fix the road, develop more parking and a few small items, the castle could have been licensed to fully operate in a short period of time over three years ago. Instead they have required foolish steps of trying to comply with new construction codes.
- They won't provide a list of items to be completed; and they refuse to inspect the castle. But they closed the Castle for non-compliance. The reason stated was "no certificate of occupancy." Tamara's occupancy for General Assembly in this existing building was established decades ago. Tamara has tried 3 ½ years, and they **have not given any usable permits** to make the improvements they require. Today the Pythian Castle is posted "Dangerous Building" and Tamara is publicly discredited.
- This is my understanding of what transpired. I believe you were ill advised to spot zone this single structure into a subdivision under new construction rules. The quickest solution is to **rescind** the council's earlier action. This will allow the castle to return to G/I zoning like the surrounding properties and must allow dancing, which is where the problem started. Please take immediate action to help Tamara reopen, and **keep an eye on the due process**. If you oversee that permits are issued, it should allow the castle to quickly become fully operational under General Assembly in GI zone. Thank you!

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