

## TIOA Members – Please let your voice be heard

The offer to purchase agreement that the TIOA owners will be voting to approve on March 6 contains the following buyer's contingency:

"Upon the satisfaction of in writing by the Town of Cable and the County of Bayfield that the current zoning of Rural Recreational Business R-RB and the permitted uses of that classification are not restricted in any way from the (item 3. (C.)iii.) recent adoption of the Towns and Counties 2010 Comprehensive Plans"

*What does this mean?* The State of Wisconsin mandated that each municipality and county create, approve and implement a Comprehensive Future Land Use Plan by January 1, 2010. This process entailed a great deal of land use and zoning research and public comment to be completed by the first of the year. In third and final public review of the Bayfield County and Town of Cable plans the Buyers of Telemark expressed some concerns with language and maps in the plans about to be approved.

In the words of the Buyer's master planner Marc Putman of Putman Planning and Design, "The recently approved 2009 Comprehensive Plans must be amended to accurately reflect past and in-place uses. Ideally, since Comprehensive Plans are primarily done for the required purpose of looking out twenty years, the Future Land Use designations of these Comprehensive Plans should begin with accurate representations of what now exists, and anticipate the future uses needed or potential. The existing zoning is a suitable starting point. However, because it will be too limiting for even present uses, not to mention future uses and positioning, the zoning map must be amended as well. These will satisfy the contingency."

Specifically, the buyers are seeking twelve plan resolutions that will create a zoning and land use environment that will create a stable basis for long-term financial commitments that will protect existing values and create new values.

After some friendly amendments were agreed upon, the twelve resolutions were unanimously approved by the Town of Cable Comprehensive Planning Commission and then unanimously adopted by the Town of Cable Board at their February 22 public hearing.

The same twelve resolutions will be presented to the Bayfield County Zoning Department at their March 18, 2010 committee meeting.

As the amendments being sought are important to satisfying the contingency in the sale document we encourage you write a letter of support to: Bayfield County Zoning Department, Karl Kastrosky, PO Box 58, Washburn, WI 54891 or via email to [zoning@bayfieldcounty.org](mailto:zoning@bayfieldcounty.org) before their meeting date.

On the backside of this sheet is suggested text you may consider in writing your own letter of support to the Bayfield County Zoning Department:

Please use these or your own words to send a letter of recommendation to the Bayfield County Zoning Department. Their next meeting is slated for Thursday March 18, so time is of the essence in sending along your letter of support. Letters of support can also be emailed to: Karl Kastrosky [zoning@bayfieldcounty.org](mailto:zoning@bayfieldcounty.org)

To: Bayfield County Zoning Department

Date: (fill in the date)

From: (fill in your name)

Reference: Resolutions under consideration as passed by the Town of Cable

As a member of the Telemark Interval Owners Association, who owns property and pays annual property taxes in Bayfield County, I wish to offer my recommendation for approval of the comprehensive plan amendments and zoning change recommendations put forth by the Marc Putman of Putman Planning and Design one of the principal members of Telemark Partners, LLC who is working to acquire Telemark Resort and property.

The resolutions as presented to Bayfield County Zoning have been approved and adopted by the Town of Cable Planning Commission and the Town of Cable Board.

The immediate and long lasting economic impact of the Telemark Resort sale and redevelopment will be far reaching in the Cable community, Bayfield County and northwestern Wisconsin. Considering the state of the economy as a whole, we are fortunate to have this purchase and forward reaching redevelopment opportunity presented to us at this time.

The recommendations, when applied will aid in forming a well-defined development environment creating a stable basis for long-term financial commitments that will protect existing values and create new values.

I thank the members of the Bayfield County Zoning Department and the members of the Bayfield County Board for the time taken discuss these items and for their positive endorsement of the twelve resolutions within the bounds of Bayfield County Zoning procedures and sound land use planning.

Signed \_\_\_\_\_