

**Minutes of BVSC and WDNR  
MEETING, August 8, 2024**

**Present from BVSC:**

Linda Hobbs, President  
Kathie Culhane-Pera, Secretary  
Greg St. Onge, Member at Large  
Al Klein, Treasurer

**Present from WDNR:**

Dan Kephart, STATE FOREST PROPERTY manager  
Gervase Thompson, PARKS AND RECS, Property Supervisor- Amnicon, Pattison and Brule  
Matt Leischer, PARKS AND RECS, PARK MANAGER at BRSF  
Brian Markowski, DISTRICT PARK SUPERVISOR, Hayward  
James Yach, Director for Northern Region

**Overarching Points**

- Cabin is unencumbered by initial funding from hunter fund (Pittman-Robertson)
- DNR wants our input and support for funding/ partnering. We could partner with them via partnership agreement, or with Friends designation – if Friends, then Club cannot just be winter/ skier focused.
- Cabin needs work/ money to be finished: paneling, flooring, and connect stove. We may also want to build a lockable room for storage space. We don't know cost, but some materials are already available.
- Overnight use would require reduction to 400 square feet. We don't know the cost; was >\$40k.
- For safety, DNR could remove cabin reservation options during gun season, say 11/15-12/15.
- DNR would re-offer the cabin for sale, if we don't want to partner with them on other options.
- DNR might get public input also; they must get input if need to change master plan (see below).
- No timeline, no urgency. If need to change master plan, that would take time.

**Table: Overall issues for each option and potential actions for BVSC. Board prefers Options 2-4**

<b>Topic Six Corner Cabin</b>	<b>Major Points</b>	<b>Cost</b>	<b>BVSC/ Community Benefit</b>	<b>Safety concerns</b>	<b>BVSC Potential Actions Negotiable</b>
<b>Option 1- Public Sale</b>	DNR will relist if we don't want other options. \$65K is reserve price.	None	None	None	None
<b>Option 2- Day use</b>	-Needs change in master plan. -Cabin needs work. -BVSC could manage for them-with agreement -If done, would not return to considering night use	-Finish cabin (walls, floors, connect stove). <i>What cost?</i>  -Manage	Club and community benefit- Day use	Minimized with closing 11/15-12/15  Township plows snowberms to decrease vehicular access	- Partnership - Pay for remaining work - Help manage - Help maintain - Need to get insurance-to cover ourselves and to cover others, if we manage

<b>Option 3- Night use</b>	<ul style="list-style-type: none"> <li>-Fulfills master plan.</li> <li>-Cabin needs work.</li> <li>-DNR would manage/ rent on their system.</li> <li>- We could help maintain.</li> <li>- Ski/snowshoe in, no winter parking.</li> <li>- Has to be accessible to people with “mobility permit” (HOW?)</li> <li>-Has to be cleaned regularly.</li> </ul>	<ul style="list-style-type: none"> <li>-Finish cabin. <i>What cost?</i></li> <li>-Reduce size for overnight <i>What cost?</i> &gt;40K?</li> <li>-Maintain</li> </ul>	<ul style="list-style-type: none"> <li>Club and community benefit- Night and Day use</li> </ul>	<ul style="list-style-type: none"> <li>Minimized with closing 11/15-12/15</li> <li>Township plows snowberms to decrease vehicular access</li> </ul>	<ul style="list-style-type: none"> <li>- Partnership</li> <li>- Help pay for remaining work</li> <li>- Help manage</li> <li>- Help maintain?(clean?)</li> <li>- Need to get insurance for our use, like users</li> <li>- Get a percent of money?</li> </ul>
<b>Option 4- DNR</b>	<ul style="list-style-type: none"> <li>DNR would manage.</li> </ul>	<ul style="list-style-type: none"> <li>-Finish cabin. <i>What cost?</i></li> <li>-Reduce size for overnight. <i>What cost?</i> &gt;40K?</li> <li>-Move <i>What cost?</i> &gt;12K?</li> </ul>	<ul style="list-style-type: none"> <li>-Community benefit</li> <li>-No specific club benefit</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>-No club role</li> <li>-Some members had offered to donate</li> </ul>
<b>Option 5- Skijoring</b>	<ul style="list-style-type: none"> <li>-Needs change in master plan.</li> <li>-Cabin needs work.</li> <li>-DNR would manage/ we help OR we manage?</li> </ul>	<ul style="list-style-type: none"> <li>-Finish cabin. <i>What cost?</i></li> <li>-Move. Slab. Parking? <i>What cost?</i></li> </ul>	<ul style="list-style-type: none"> <li>Day use</li> </ul>	<ul style="list-style-type: none"> <li>Minimized with closing 11/15-12/15</li> </ul>	<ul style="list-style-type: none"> <li>Board members not in favor as ski chalet is close by, on AH Road, and not worth the cost to move.</li> </ul>
<b>Option 6- Devil’s Hole</b>	<ul style="list-style-type: none"> <li>Needs change in master plan.</li> <li>DNR would only consider if BVSC wanted to develop ski trails.</li> </ul>		<ul style="list-style-type: none"> <li>- Club and Community benefit</li> </ul>	<ul style="list-style-type: none"> <li>Gun safety is a major concern</li> </ul>	<ul style="list-style-type: none"> <li>Board members not in favor 2024.</li> <li>-Board had decided against this in 2023.</li> <li>Would need to become Friends group, for entire plan.</li> </ul>

## Running meeting notes:

Brian/James: Goal of meeting: DNR is asking for BVSC's input about the various options, to help them they make a decision about what to do with the cabin, and to maintain positive open connections between DNR and BVSC. The original "cabin auction did not meet expectations"-

Funding with the Pittman-Robertson (PR) funds for hunting – they had pushed for a hunting cabin, but then when there was a strong concern of safety for the mixed use, they decided to retract funds for the cabin- those funds went elsewhere. Now the cabin is unencumbered from prior restrictions for hunters use. So, clean slate except for a master plan – once clear direction. Master Plan- 1 or 2 overnight cabins in the After Hours Trails area.

Linda: Would there be a possibility for P-R funds to create another hunter cabin in the future- a second cabin? We don't want another cabin with "hunter preference" in ski area.

James: No further discussion about second cabin, or about PR funds. For future, a second cabin would require a vigorous community input process, including the ski club.

Brian: We are interested in supporting mixed rec use. In general, Friends' Groups look out for a variety of things, look out for the entire project and all rec use, not just a limited focus like skiing. They work closely with the DNR team, to help. IF we are interested, we could set up another meeting with Melissa (Missy) VanLanduyt, WI-DNR Recreation Partnership Section Chief to discuss agreements about these options and questions about Friends Groups. (Melissa.vanlanduyt@wisconsin.gov or 608-515-6006)

Timing is not urgent.

### WIDNR Options for Six Corners Cabin

**Option 1:** Attempt to sell the cabin by listing on Wisconsin Surplus a second time. Minimum reserve will still be in place but displayed with a longer listing duration. *Low Cost.*

- **What will happen to the slab?** Unsure.  
Linda: The ski club might be interested in building a ski shelter on the slab.  
Brian: Slab discussion would occur after /if the cabin was moved.
- **Will this be used to build another cabin?** Likely not.
- **What is the "low cost"?** This option doesn't cost DNR anything.
- **Will you re-advertise?**  
Brian: We won't do this, unless the other options fall through.  
If we do, we will post the reserve price of \$65,000.
- **Can the Club buy it?**  
Yes, but if we buy it, we have to move it—we cannot leave it on state land.

**Option 2:** Operate the building where currently located. Options include:

- Limited day use
- Storage
- Special event use

No building size modification needed, but likely requires a master plan amendment. Other possibilities could be explored in the future. *Low cost.*

- **Define Limited day use. Such as Who, What, Where, When?**  
Brian: Undefined/ unlimited- open to a full year use,
- **Define Special event use. Such as Who, What, Where, When?**  
Non-rental to anyone who wants to use it.

- Define Other possibilities could be explored in the future. What are these? Is there a 100% guarantee that this building with never be converted to an overnight cabin?  
Brian: Not a huge hurry in deciding, and if left there- could be moved later,
- What is the estimated cost for this option?  
None to DNR if BVSC enters a partnership for this option
- Parking?  
Brian: TBD- if there is a desire for a parking lot, they would be open to that discussion, People can currently drive up there- River Road is a town road (and West Loop roads?)
- Restrictions like “only handicap use”?  
Brian: unlikely to restrict use that way. Note, The Accessibility Coordinator looked at the cabin; it is not accessible currently, but people with mobility device permits could access. (Need to check with DNR about this statement.)
- Could it become an overnight option 3, which could increase hunters?  
Brian: Doubt would become an overnight option, given that once the master plan is altered (to fit this option), it would be difficult to change back.
- Ownership? Responsibility?  
DNR would consider having a partnership agreement with BVSC to ‘manage’ the cabin—to maintain and upgrade it. (Brian gave an example of a Friends’ group supporting a historical light house on state property.) BVSC would take over some of the responsibility, including insurance, liability.
- What needs to be done?  
The cabin is 90-95% complete. It needs: walls (some paneling is on site), flooring, and connect chimney. There is no current storage space or a closable room for storage included in the plan. If club agrees to take “ownership”, we would spend the funds to complete it. Unsure of cost.

**Option 3:** Operate the cabin where currently located as overnight cabin.

- Ski-in-ski out during the winter
- Accessible by vehicle during non-snow times
- ADA access during winter by mobility device permit
- No user group preference

No master plan revision needed, but building would need to be modified to less than 400 square feet. *Moderate cost.* -

- Should users be described? Snowshoers, Snow Bikers during the snow times  
No—anyone is a user.  
Could also be used as day use, such as in Option #2.
- Define snow times. Whenever there is snow? or when the ski, bike, snowshoe trails are being used and/or when groomed? The Club looks at any time there is adequate snow depth, users can go out and the WDNR/ Volunteers will be packing/grooming the trail for snow sports.
- How will the WDNR mitigate the known potential safety conflict between gun hunters and other trail users? Hikers, Mountain bikes (non-snow times) and during snow times, Fat bike, snowshoe and skiers? This is a HUGE concern for the Club.  
Linda: Sign for skiers- how about a sign aimed at hunters: Careful there could be skiers/ hikers here?  
No answer.  
Linda: Could we obtain an Official Designated Trail, which does not allow within 100 feet- not doable?  
Brian: We do limit hunting around buildings, campgrounds, but we do not limit at AH.  
Dan/ Matt: Roads from AHRoad, like River Road, are Township roads, so it is up to the Township to plow but they do not. DNR and the Township have had an agreement that they will plow little berms at entrances from After Hours Road into AH Trails, to prevent vehicle use.

- **What is the hunting use at AH?**

Dan: Historically, DNR did an evaluation and determined that generally, the seasons generally take care of safety as they separate users. But generally, over his 14 years at AH, archery use is more than gun use, and rate of archery use has been stable while gun use has been decreasing. Muzzle loader is low use. Some people build deer stands, which may stay in place Sept-Jan,

- **How increase safety?**

James: Maybe DNR could say that cabin is not reservable between 11/15 and 12/15 (during gun season and after muzzleloader).

Dan: There may be pushback from hunters.

James: We would not say that anyone group is not allowed; the non-reservable status would be for everyone. We could justify this decision about non-availability given that we need time to deal with accessibility—to shift from vehicle access to ski access.

- **Who would rent it?**

Brian: DNR staff would rent, vis a vis their online reservation system. State has policies they would put into place about security deposits, guests to clean, etc. BVSC could use it for events, like Riverview Loppet. Either DNR could block off those date/s, or Club could reserve on the reservation system.

Linda: What about people who had rented the cabin, and there is a lot of snow, are funds refunded?

Brian: DNR would decide and communicate their cancellation policy.

Dan: Note, the DNR cannot close the roads, as these are town roads, not DNR roads, but if DNR had created parking, then DNR could close parking.

- **Who would maintain it?**

Brian: If local DNR staff maintain/ clean, that reduces their time for other activities, such as trail maintenance. Perhaps BVSC could do this, or help do this. We could create an agreements-like a 15 year agreement, with certain percentages divided between the Club, and the State.

Maintenance is probably minimal, Mowing? Trimming? Cleaning. The chalet, they check once or twice a week- Clean after events-

- **What is the estimated cost for this option?**

Cost to complete was estimated at \$40,000 a few years ago, probably higher now. DNR would be open to BVSC helping to cover the costs.

Greg: BVSC paid for tables, paneling, flooring of the existing chalet.

- **What about impact on local businesses?**

Brian: This was considered when the master plan was created, so we don't need to review.

- **What about accessibility?**

This overnight option requires the building to be accessible. As above, it indicates that ADA can access with 'mobility device permit', which means that disabled people who have a permit can use their mobility device to access the cabin, all year round.

**Option 4:** Move to the Bois Brule Campground for overnight use. Master Plan Amendment would be needed and building size would need to be reduced to less than 400 square feet. *High Cost.*

- **What is the estimated cost?**

Movement about \$12K plus new slab, plus reduce size.

DNR would have to maintain it/ clean it/ etc.

Greg: In the past, \$8,000? And Ski club had expressed willingness to help financially.

- **What will happen to the slab? Will this be used to build another cabin?**

See above.

**Option 5:** Move to north side of Afterhours Road as a shelter/warming house for the not yet developed skijoring trail. Master Plan revision would be needed but no modification to the building size. Likely partnership agreement required. *Moderate cost.*

- **What is the estimated cost for this option?**  
Moving was projected to be \$12,000. Would need to add a slab-maybe a parking lot.
- **Why is a partnership agreement likely required?**  
Yes, if BVSC wants to do this, we need to enter an agreement- as Friends or as a partner.
- **What will happen to the slab? Will this be used to build another cabin?**  
See above.
- **Useful?**  
Perhaps too close to the chalet- it is only 0.3 miles away- but skijoring people might want to bring dogs into the warming hut- so maybe useful for them. What is projected skijoring use? Will it to be “Build it and they will come?”

#### **Option 6: Move to Devil’s Hole**

Brian: DNR doesn’t want to move a cabin that is not used. They were interested in this option last year, if BVSC was interested in building ski trails. They could restart this plan, but it is up to the club to think about design, parking, maintenance, cleaning, rotation of volunteer groomers to groom, etc. The club could work with Missy VanLanduyt, and apply to be a Friends group.

#### **Conclusion Discussion**

- **What is the timeline? What is involved in changing the Master Plan?**  
Timeline: None. Would have to obtain public input to adjust the master plan —would wait for their annual public input- called APIP – Annual Public (input?) Implementation Plan.
- **What is your decision-making process? What is BVSC role in your decision?**  
Brian: We are discussing all these options. Our goal is to finalize the plans for the cabin. We want BVSC input to help us decide.  
We had thought the best options are 2, 3, and 4: day use/ night use/ DNR campground use.  
If BVSC doesn’t want the other options, we could re-do Option #1.

Option 2, 5, and 6 would require agreement with Club- if interested in these.

If in Option 2, Club has exclusive use, then agreement would require Club doing maintenance/ upkeep/ and insurance

If option 2 is not exclusive, then we would need insurance to cover our use periods (like renters insurance, like we do for the race.

“Ownership” is still the DNR- Insurance? maintenance?

- **Steps to become Friends/ or Partner?**  
Brian- If we are a Friends Group or if a Partner, then DNR can advocate for us, like placing flyers, promoting membership (which they cannot do for non-friends/ non partner groups). If we want to become Friends group, or want to enter an partnership agreement, we should meet virtually with Missy VanLanduyt, Partnerships Section Head.
- DNR wants to “Recoop enough money”- but did not say how much is enough.