HOFFMAN HILLS STATE RECREATION AREA

MASTER PLAN

CONCEPT ELEMENT

Property Task Force

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Approved by: Natural Resources Board
Date: March 24, 1982

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
MADISON, WISCONSIN
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SECTION 1 - ACTIONS

A. Goal and Objectives

1. Goal - To provide a state recreation area (as authorized by statute 25-091) which will serve the recreational, educational, and nature experience needs of the property visitor, while preserving the resource for future generations. (See copy of Statute 25-091 in Appendix.)

2. Objectives

i. To provide recreational facilities to accommodate 10,000 annual visitations for such activities as country skiing, hiking, nature study, youth group camping, horseback riding, and deer hunting.

ii. To manage and enhance the property's scenic and landscape quality by restoring and maintaining a diversity of cover types for the life of the property.

iii. To manage the property's vegetative resources in accordance with the Department's Manual Code 2525 on tree cutting which limits cutting to safety, salvage, aesthetics, and forest stand perpetuation and initiates tree and floral food producing shrub plantings for wildlife habitat improvement and erosion control.

B. Recommended Management and Development Program

1. Development

Development of the Hoffman Hills State Recreation area will be implemented as soon as funding becomes available. Facilities will include a trail head parking lot area. This will comprise a 50' trail grade parking lot, a 30'x30' combination pit toilet, a well and hand pump, entrance sign, bulletin board, ski rack, and miscellaneous tables, grills, and fire ring. In addition, there will be two youth group camp areas within the pine plantation. Each group camp will have a capacity for 25 individuals. Associated facilities will include a 16-units unisex pit toilet for each site, and miscellaneous items such as fire rings, tables, and grills. One well and hand pump will be provided for each site. Two to three minimally developed overnight camps will also be provided. Each of these will have a fire ring and minor support facilities.

A system of hiking and cross-country ski trails will be constructed throughout the property. At the present time, a trail system encompassing 7.5 miles (12 kilometers) has been identified. These trails will be developed to include a sod surface which can be mowed in the summer and easily maintained and groomed for cross-country skiing in the winter.

The next major development item will include an observation tower, which will be located in the north central portion of the property on an already identified site. The Department will be receiving assistance in funding for this observation tower and adjacent facilities from the Monadnock Optimist Club. In addition to the tower itself, there will be a 40-acre nature study area. As a condition of the deed, the nature study area and a portion of the observation tower will serve as a memorial to W. Greg Schubert, a deceased member of the Monadnock Optimist Club. This group also proposes to oversee youth group involvement in developing the nature study area in accordance with Department standards and guidelines.

Miscellaneous fencing, support facility development, and signing will complete the development on presently state-owned and managed property.

Future trail and support facility development will occur on the 244.85 acres of land within the boundaries of the Hoffman, but as yet to be acquired by the Department. If this land becomes available to the Department and we are able to acquire it, it will be developed as an educational area. The project will be completed in the next phase development.

All areas proposed for development will be maintained for the presence of endangered and threatened wild animals and wild plants. If listed species are found, development will be suspended until the District Endangered and Nongame Species Coordinator is consulted, the site evaluated, and appropriate protective measures taken.

A complete biological inventory of the property will be conducted as funds permit. Additional property objectives may be developed following completion of such an inventory.

2. Management

a. Facility - Currently the recreation area is the responsibility of the Willow River Work Unit manager. Staff needed to manage Hoffman Hills will include a ranger and three to four LTE's as needed. The staff will also be used to operate and maintain the Red Cedar Trail. Equipment and repair facilities needed for Hoffman Hills will be used in conjunction with the operation of the Red Cedar Trail. Items including a pickup truck, dump truck, tractor with mower, cross-country ski trail groomer, and miscellaneous tools, such as pruners, chainsaw, and wood chipper, will be added. A small repair shop or garage on the property will be required. Furthermore, a radio system with mobile units should be provided for personnel working the Red Cedar Trail and Hoffman Hills Recreation Area.
In addition to the general management practices followed within state parks and recreation areas, reference to these conditions and restrictions as it applies to development, operation, and maintenance of the property donated to the Department will be included. A copy of the donation agreement can be found in Appendix A of this Master Plan report.

b- Vegetative Management - Vegetative management on the property will be limited at the present time. Basically, forestry practices will include cutting and thinning of the pine plantation, and possible cutting of sapling and shrub stands in accordance with the forester's recommendations. The remaining tree cover on the property will not be harvested at this time. This decision was made in light of the amenity the property should offer, including solitude, variety of wildlife and bird life (especially the bird life common to nature woodlot stands), the aesthetics of trails going through an uncut woodlot, the potential conflict between machinery and users, the lack of snow which would result from the removal of vegetative cover, and the potential negative visual impact of cutting as seen from the trail and tower; however, if future conditions warrant, revegetation and modification of the forest management practices will take place to initiate selective cuttings or clear cuttings as conditions indicate. This, of course, could only be done in accord with Manual Code 2532 which covers tree cuttings within the limits of state park properties.

In addition to the tree cover, uneven prairies, lowland marshes, and other similar areas will be maintained for the diversity they provide. The improvement and protection of the property's grassland, remnant prairie, edge and nature forest cover type will maximize wildlife habitat. This is of particular importance as it applies to the remaining 24-25 acres of open and lowland areas within the property boundary, for which are not, as of yet, state-owned. The existence of these sites create opportunities for maintenance of game openings and scenic vistas for hikers and other recreational users. With some extensive area tree planting and maintenance of various open lands, diversity of appearance and wildlife value can be insured throughout the entire property.

c- Wildlife Management - Huffman Hills is predominantly a hardwood forest surrounded by grasslands, pine plantation, and marsh. This tract has been set aside to serve the recreational and educational needs of people, while preserving its resource for future generations. The area supports a variety of both game and non-game wildlife species. Primary recreational uses of wildlife will be nonconsumptive including bird watching, hiking, and general nature study. Wildlife management, therefore, will provide maximum diversity and density of non game wildlife, primarily comprising, for anticipated recreational and educational demands, no special management for game species, fur bearers, or marsh birds is planned at this time. Because no native and threatened species inhabit the area, no need for special wildlife regulations exists. However, attention can and will be focused on rare species of the area.

A number of techniques associated with vegetative management should be incorporated.

1. Much of the grassland on the property is being invaded rapidly by brush. These areas should be cleared from the brush and, if possible, converted back to original prairie species.

2. The wetted areas in the park should be maintained and enhanced. Where possible, for the benefit of game and non-game species they presently support.

3. The property has both red and white pine plantations. They do provide shelter, nesting cover, and food for some non-game bird species. Thinning and/or landscape cutting, keeping these plantations in the past health, should be implemented.

4. Silviculture options for the mature oak hardwood stand on the property include clear cutting, selective cutting, and no cut. Any major cutting action would have a detrimental effect on the sensitive bird species restricted to interior forest habitats due to their relatively small dispersal power, narrow tolerance ranges, and low reproductive rates. These sensitive species are rapidly losing habitat which fulfill their requirements and, therefore, no cutting of interior stands should occur on the Huffman Hills tract. This will insure existence of these rare species for future generations to enjoy.

d- Fisheries Management - The fisheries or aquatic resources within the boundary of Huffman Hills are not of significant value. There are two man-made ponds, each approximately 1/10 of an acre in surface area. Largemouth bass inhabit the ponds, along with bluegills and redear sunfish. The fish have been stocked in the ponds by the present owner, N. Huffman. In addition, there is a report that anadromous fish, which has no significant fishery value. It contains some eelgrass and reed beds. The stream is classed as a forage shad stream.

Possible future management of the aquatic resources would be primarily aimed at providing a limited largemouth bass fishery in the ponds, possibly for youth fishing only. However, there are no immediate plans for any fish management practices in these ponds.
Land Acquisition

The acreage goal for the Hoffman Hills State Recreation Area is 628.18 acres. 244.85 acres remain to be acquired. The Department will assume ownership of an additional 208 acres with the transfer of 0.621.6 acres of town roads. Of the SE1/4 acres of land presently state-owned, 281.15 acres were donated by Mr. Hoffman.

244.85 acres of the remaining acreage within the park boundary are owned by Mr. Hoffman. Mr. Hoffman has conveyed to the Department of Natural Resources the first right to purchase (after the grantor's immediate family) this acreage described as follows: the W1/2 of the SE1/4; the W1/2 of the SE1/4 and the SE1/4, Section 36, T29N, R3W, Dunn County, Wisconsin.

Currently, a land use agreement is being formulated with Mr. Hoffman for the utilization of a portion of his land for cross-country ski trail development. This agreement is necessary to attain level land which can be classified as easiest for cross-country trail purposes. The land use agreement will probably be formulated on a yearly basis.

Estimated Development, Management, and Operation Costs

a. Development - Development on lands under present state ownership will take place as soon as funds become available. That development will include the following:

1. Trail and parking lot development.
   - 50 stall gravel parking lot: $7,500
   - 1 four-unit combination pit toilet: $12,000
   - 1 well and hand pump: $5,000
   - Site preparation and landscaping: $2,000
   - Entrance sign: $1,500
   - Bulletin boards: $500
   - Ski rack: $200
   - 4 tables, 2 grills: $600
   - Fire ring and misc. support facilities: $100
   - Telephone: cost unknown
   - Total cost: $28,000

2. Plantation group-camps (2 units) 25 person capacity each.
   - 2 one-unit pit toilets: $1,000
   - 1 well and hand pump: $5,000
   - Site preparation for the two group camps: $1,000
   - Miscellaneous fire ring, tables, grills, & support facilities for each unit: $1,000
   - Total: $5,500

3. Outpost group camps ($500 each, 2 total)
   - Site preparation, fire ring, & misc. support facilities: $1,000

4. Hiking and ski trail development.
   - 7-5 miles at $1,000 per mile: $7,500

5. Observation tower - 40 ft. height
   - Tower construction, site preparation, and misc. support facilities: $30,000
6. Nature study area development (including site cleanup and prairie restoration) $1,000
7. Misc. fencing $5,000
8. Outlining area support facilities $500
9. Trail and property signage $2,500
10. Future trail development on 244.85 acres yet to be acquired - (5 miles of trail at $1,000 per mile) $5,000
11. Horseback riding facilities (including tether and loading areas, etc.) $2,000
12. Contingencies, miscellaneous facilities, extensive area planning, and possible upgrading of town road $12,000
Total $66,500
Total projected development costs based on 1981 cost figures $100,000.

b. Management and Operation Costs. The projected costs for managing and maintaining the Hoffman Hills Recreation Area once it becomes operational is as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
<td>Half-time ranger and 640 man-hours of LTE</td>
<td>$9,000</td>
</tr>
<tr>
<td>Maintenance vehicle and travel</td>
<td>$4,000</td>
</tr>
<tr>
<td>Services and supplies</td>
<td>$3,000</td>
</tr>
<tr>
<td>Capital purchase of radio system</td>
<td>$2,000</td>
</tr>
<tr>
<td>Total expenditure</td>
<td>$17,000</td>
</tr>
</tbody>
</table>

Note: Personnel will be shared with the operation of the Red Cedar Trail and therefore, these cost figures reflect 1/2 the total cost of maintaining the two facilities on a yearly basis. The salary for these positions and equipment would have to be divided proportionately between the Red Cedar Trail and Hoffman Hills State Recreation Area.
Legend for Map Symbols

- Roads
- Railroads
- Right-of-ways (power lines, etc.)
- Fences
- Building
- Buildings
- Rivers
- Lakes
- Timber type boundaries

Timber Types
- NH: Northern Hardwoods (more than 50% hard maple, basswood & red oak)
- O: Oak (more than 50% red, black & white oak)
- NH: Bottomland Hardwoods (more than 50% silver maple, cottonwood, ash, elm)
- PW: White Pine (more than 50% white pine)
- PR: Red Pine (more than 50% red pine)
- A: Aspen (more than 50% aspen - popple)
- SW: White spruce (more than 50% white spruce)
- UB: Upland Brush (hazel, dogwood, prickly ash, sumac and ninebark)
- LB: Lowland Brush (alder, dogwood and willow)

Non-forest Types
- G: Cropland
- P: Pastureland
- G: Grassland
- Z: Rock outcrops & sand
- V: Woodland
- Y: Field

Tree Size Classes
- O"-1" Seedlings less than 1" diameter.
- 0"-5" Seedlings and saplings up to 5" diameter.
- 5"-11" Pole size trees 5" to 11" in diameter. This is pulpwod size.
- 11"-15" Small sawtimber. Trees too small for a general harvest. Thinnings only.
- 15" Large sawtimber. Trees reaching maturity and ready for a harvest.

Density Classes

<table>
<thead>
<tr>
<th>Density Class</th>
<th>0&quot;-5&quot;</th>
<th>5&quot;-11&quot;</th>
<th>11&quot;-15&quot;</th>
<th>15&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>200-300 trees</td>
<td>3-7 cords</td>
<td>1.3-2.5 MBF*</td>
<td>1.3-4.3 MBF</td>
</tr>
<tr>
<td>11</td>
<td>800-1,400 trees</td>
<td>7-13 cords</td>
<td>2.5-5.0 MBF</td>
<td>4.3-8.5 MBF</td>
</tr>
<tr>
<td>111</td>
<td>1,400+ trees</td>
<td>13+ cords</td>
<td>5.0+ MBF</td>
<td>8.5+ MBF</td>
</tr>
</tbody>
</table>

*thousand board feet
A. Background Information

1. Location - The subject property is located in West Central Wisconsin within Dunn County. It encompasses land within four townships. Specifically, the property lies in Section 30, Tailwinder Township, Section 1, Red Cedar Township; Section 31, Confax Township, and Section 6, Elk Mound Township.

a. Relationship to highways

Major travel routes in the area include Interstate 94 (3 miles south of the property), Highways 29, 40, 12, 25, and 170 which connects such cities as Eau Claire, Chippewa Falls, Menomonie, and Confax. Lighter traveled county and township roads connect the property to these highways.

b. Relationship to population centers

The property lies within 20 miles of Menomonie, Eau Claire, Chippewa Falls, and Altoona, as well as a large number of small municipalities. In addition to the permanent residents located in these urban areas, the University of Wisconsin campuses at Menomonie and Eau Claire account for nearly 15,000 seasonal residents. In total, over 100,000 people live within a 1/2 hour drive from the property.

2. History of the Area

Lumbering was important in the early development of Dunn County. A lumber company, established in Menomonie in 1846, developed into one of the largest lumber concerns in the country. The operations of this company expanded to include many kinds of businesses, but as timber resources declined, the operation of the company also declined. Railroad construction progressed rapidly between 1860 and 1890, and a large volume of lumber was transported by rail during this period. In addition, lumber and logs were rafted down the Red Cedar River to the Mississippi.

Early settlers were attracted to the area by the work available in the lumber yards. Farming began with a permanent settlement at Wilson Creek in 1846. Farm enterprises were sponsored by the lumber companies, and many farms were established between 1860 and 1890. Today Dunn County is mainly agricultural, and dairying is the main source of income.

There are no historical or archaeological features known to exist on the property; however, there is a 100-year-old logging road which also served as a main thoroughfare for early settlers traveling to and from the Red Cedar Valley.

3. Chronology of Property's Establishment and Development

January 1980 - Mr. Horlacher approached the Natural Resources Board regarding donating his land for state park purposes.

February 1980 - Board accepts Hoffman land donation of 28.15 acres and establishes park boundaries encompassing 626.1 acres.

March 1980 - Property master planning task force formed and assignments issued.

June 1980 - Preliminary goals and objectives approved.

December 1980 - Citizen advisory group formed and given charge.

February 1981 - Citizen advisory group submits recommendations.

February 1981 - Present - Draft master plan formulated with task force and advisory committee meetings held.

4. Past and Present Management Activities

Upon assumption of ownership, the Department officially closed the property pending development work to ready the area for public use. The property will remain closed until initial phase development, including providing parking areas and developing trails, is completed. The Willow River Work Unit leader stationed at Willow River State Park has been responsible for managing the property to this time. The project has had an expenditure of approximately $5,000 for fencing and signing the boundaries.
8. Resource Capabilities and Inventory

1. Geology

Dunn County lies almost entirely within the older glacial drift area (pre-Kiscobian drift). There
remain of the newer Wisconsin drift in several coves. Hollands winds and till formed a
steep, gently rolling topography. The soils are a mixture of loams and clay loams. The
soils are generally good for agriculture. There are no major water courses within
the county, and the streams are small and intermittent. The general climate is
continental, with short, cool summers and long, cold winters. The average annual
precipitation is about 30 inches. The area has a moderate to severe frost danger,
but the summers are generally warm. The soils are well-drained and
suitable for a variety of crops.

2. Soils

Soils within the property are composed of the alluvial, loam, and sandy loam. The
soils are well-drained and suitable for a variety of crops. The average annual
precipitation is about 30 inches. The area has a moderate to severe frost danger,
but the summers are generally warm. The soils are well-drained and
suitable for a variety of crops.

3. Climate

The climate is classified as continental, with marked changes in the
seasons. Snowfall ranges from the minimum of 12 inches in January to a maximum of 48 inches in
April. The average annual precipitation is about 30 inches. The area has a moderate to severe frost danger,
but the summers are generally warm. The soils are well-drained and
suitable for a variety of crops.

4. Water Resources

There are several streams within the area. The average annual
precipitation is about 30 inches. The area has a moderate to severe frost danger,
but the summers are generally warm. The soils are well-drained and
suitable for a variety of crops.

5. Vegetative Cover

The area is covered with a mix of deciduous and evergreen trees, with
a mix of deciduous and evergreen trees. The average annual
precipitation is about 30 inches. The area has a moderate to severe frost danger,
but the summers are generally warm. The soils are well-drained and
suitable for a variety of crops.

6. Wildlife

The area is covered with a mix of deciduous and evergreen trees, with
a mix of deciduous and evergreen trees. The average annual
precipitation is about 30 inches. The area has a moderate to severe frost danger,
but the summers are generally warm. The soils are well-drained and
suitable for a variety of crops.

7. Site Inventory

Lands within the property are classified as oak-northern hardwood forest, grass, pine plantation,
fields, marsh, two small man-made lakes, and building sites. The average annual
precipitation is about 30 inches. The area has a moderate to severe frost danger,
but the summers are generally warm. The soils are well-drained and
suitable for a variety of crops.
8. Land Use Inventory

Lands within the proposed recreation area are classified as intensive recreation area and extensive recreation area. The intensive recreation area development will encompass approximately 20 acres of land. The trail system will include 15 acres, the youth camp approximately 2 acres, and the tower site approximately 3 acres. The 40-acre nature study area will be included in the remaining 600 acres of extensive area.

9. Historical and Archaeological Features

No historical or archaeological features are known to exist on the property. However, there is a 100-year-old logging road passing through the property which served as a main thoroughfare for early settlers traveling to and from the Red Cedar Valley.

C. Management Problems

1. Town Road Adjacent to Project Area

Homestead Lane is a township road which provides the final 1/4 mile approach to the park property. The road is very narrow and surfaced with a limited amount of gravel and sand base. During the spring thaw and periods of heavy rains, the road surface becomes very slippery and nearly impassable. This, in conjunction with summer dust, creates an undesirable first impression of the proposed recreation facility. Upgrading the road to accommodate the expected 3,000 to 5,000 vehicle approaches per year should be undertaken if at all possible.

At the present time, Tafton Township is responsible for the road. They real or approximately $125 a year in gas taxes from that 1/4 mile section of road. The cost of paving and upgrading that road would run nearly $10,000. Therefore, the likelihood of Tafton Township ever increasing its expenditure for upgrading the road through gas taxes is questionable. What, if anything, Tafton Township would be willing to do with the road will have to be investigated further. A second option to upgrade the road would entail having the road abandoned and included within the recreation area property. Such action would give the department greater potential for acquiring money to upgrade the road facility. Under existing conditions, the department cannot put any funds into a road owned by the township. Contact with the Department of Transportation District 6 in Eau Claire indicated that the highway department can be of little or no assistance in providing road construction funds.

2. Telephone Availability

A public telephone should be provided in the trail start parking area for emergency and general use. However, based on past experiences, it may be difficult for the Department to arrange for a telephone with the local telephone company. The option of the Department purchasing a pay phone to be located at that area may need to be further evaluated.

D. Recreational Needs and Justifications

The Wisconsin Outdoor Recreation Plan of 1977 (SOORP) for Region 13, which includes Polk, Barron, St. Croix, Pierce, Pepin, and Dunn Counties indicates a need for land-based activities including developed and primitive camping and picnicking, as well as trails for hiking, pleasure walking, and horseback riding. Region 11, which includes nearby Chippewa, Eau Claire, and Clark Counties shows similar need for these activities. Neither region addresses the need for cross-country ski trails. The authors of the plans indicated that that was due to the neatness of the sport and lack of information at the time of writing.

Similar to the state plan, the Dunn County Outdoor Recreation Plan of 1977-82 indicates a need for all land-based recreational activities. There is a projected need for developed campgrounds, picnicking and hiking, walking, cross-country skiing, and horseback riding trails. Nature study and general appreciation trails and programs are associated activities mentioned. The Dunn County Recreation Plan calls for the provision of these activities in its action program and in many instances directly refers to the potential of Homestead Park (Upham Hill). Because of the proximity of the property to the Eau Claire area, the Eau Claire County Recreation Plan, dated 1978, was reviewed. That plan also called for the expansion of improved, noncommercial, recreational facilities.

E. Analysis of Alternatives

1. No Additional Acquisition and No Development

The potential of no further acquisition is possible, however, not developing the site at an early date might be in conflict with the present needs of the donor upon acceptance of the property. Therefore, this alternative should be evaluated in detail.
2. Limited Development on Existing State-Owned Land

This alternative would provide for Department development and maintenance of the property. Such action would ensure protection and retention of the resource for recreational purposes and provide for needed land-based recreational activities. The property would be developed with limited facilities including parking, picnic areas, youth group camps, and nature study areas. Although horseback riding was identified as an activity to occur within the potential 128 acres by Mr. Hoffman, further investigation and evaluation showed that horseback riding would be subject to the state ownership boundary, which is not in the best interest of the facility's current and potential users. Due to high erosion potential, user conflict, somewhat higher development and maintenance costs, horse trails should not be developed on the hills, but rather should be constructed on the lowland found within the 244.86 acres of land yet to be purchased from Mr. Hoffman within the present acquisition boundary.

3. Limited Development on All Land within Existing Boundary

This alternative would provide for the same basic facilities as the second alternative but would also include additional acquisition and development. The adjacent lowland would be purchased to obtain meadows, ponds, woodlots, and fields which add diversity, wildlife habitat, and potential development area for additional facilities. As noted earlier, Mr. Hoffman would give the state first right to purchase his remaining acreage. If this occurs, he indicated a willingness to realign the no user use clause in the donation and the park would be more self-supporting. Additional development would include horseback riding trails, possible horseback campgrounds, more cross-country ski and hiking trails, and more potential for general nature study of the lowland vegetation and marsh area.

4. Transfer Ownership to Local Unit of Government

This alternative would include all of the items found within alternatives 2 and possibly 3. However, this alternative would allow the state to deed the property over to Dunn County if the county indicated an intent for the property in the future. The county would be responsible for its operation and maintenance. This alternative would require agreement with the donor to allow the state to transfer ownership and operation responsibilities along with all conditions, requirements, and agreements as put forth in the donor deed.

F. Recommended Management and Development Alternative

The management and development alternative that seems to be the most appropriate for the recreation area is alternative number 3, limited development. As a state recreation area, Hoffman Hills would be managed and developed to ensure the protection and retention of the resource for recreational purposes and provide for needed land-based recreational activities. The property would be developed with limited facilities including parking (240-280) start facilities which would include picnic area, toilets, well, multi-use hiking, cross-country ski trails, 4 youth group camps, an overlook tower, and associated nature study areas. Future development would include horseback riding trails and additional hiking and cross-country skiing trails. The township road would be upgraded by one of a number of options previously listed to equalize entry and exit of the area and reduce any potential conflicts. In addition, a public pay phone would be incorporated into the trail head parking facility for emergency and general use.

Finally, if at some future point in time, Dunn County or other local government unit indicates a desire to assume ownership and operation of the facility, such transfer of ownership will be considered by the Department. All requirements, conditions, and agreements associated with the donation would go with the property per Mr. Hoffman's wishes and desires.
Restrictions:

1. All hunting or discharge of firearms is prohibited except for the November gun-deer season and all trapping is prohibited except the Department of Natural Resources may control animal populations if disease or nuisance problems develop. The Department of Natural Resources may limit the number of deer hunters and restrict hunting seasons. The Department may allow the hunting of other wild game if desirable but only during the specified gun-deer season.

2. Motorized vehicles are prohibited except for development, management, maintenance and emergency use.

3. Dogs are prohibited.

4. Camping shall be restricted to organized youth groups (under 18 years of age) with full-time adult supervision.

Grants, Agreements, and Conditions for Development and Maintenance:

1. The Department of Natural Resources shall develop the area for hiking, cross-country skiing, snowmobiling, and horseback riding. Other nonmotorized recreational activities may be developed in accordance with the Department's Master Plan for the property as developed and amended pursuant to s. 26.31, Stats. The DNR has the authority to temporarily suspend recreational use if necessary to protect the public, allow for emergency maintenance or for resource protection.

2. In development of the project area for the uses in item 1 above, the Department may provide parking, sanitary and drinking water facilities. Future development, except for uses contained herein, will be at the discretion of the Department in accordance with the Master Plan of the property. Completion of the project area to be expected by the Department and will receive high priority for development funds available to the Department in the 1981-83 biennium.

3. The Department shall post the boundary of the project area with signs indicating that the area is public land and that it is closed to hunting except the November gun-deer season. The Department shall construct a boundary fence along a line described as follows: Beginning at a point approximately 990 feet west of the southeast corner of Section 36, T28N, R12W, being the southwest corner of the east three-fourths of the SE1/4, Section 36, T28N, R12W, thence northerly to a point on the east quarter line of Section 36, approximately 990 feet west of the east quarter corner of Section 30 and being the northwest corner of the east three-fourths of the NE1/4, Section 30, T28N, R12W. The DNR agrees to maintain said one-half mile of boundary fence as long as Mr. Richard Hoffman, Grantor or his heirs, owns the adjacent property in Section 36.

The Department shall provide gates in the fence so it is necessary to provide access to this area across adjacent easements. Mr. Hoffman is granted to the Department (see Grants, Agreements and Conditions, §4 following). The gate in the fence will be for the convenience of the Department and the type of gate will be at the discretion of the Department. The boundary fence shall consist of a 4-strand barbed wire fence.

4. The Grantor hereby conveys to the Department two (2) easements in perpetuity for ingress and egress for vehicles for purposes of development, management, maintenance and emergency service to the project lands.

Appendix A
The two access roads are to be of similar length owned by the Grantor in the 50% of Section 36, T29N, R11W. The two access easements follow an existing private roadway from the end of the town road at the south quarter corner of Section 36, thence extend northerly approximately 1,200 feet along a private roadway. From this point, the two access easements diverge with one continuing northerly and approximately 100 feet from the town road at the south quarter corner of Section 36 and runs across the SW 1/4 in an east-northeasterly direction along the north side of the tract to provide access to the group camp area to be constructed in the east one-fourth of the SE 1/4, Section 36, T29N, R11W. The access easements are to be two (2) feet in width.

These access easements are not for public use and shall follow existing field roads where practical. The Grantor also conveys to the Grantee the right to clear trees and other necessary maintenance for the improvement of the access roads from the area where the access easements diverge to the land described in this deed. The Grantee shall repair any extraordinary damage to the field roads for private access subject to the easements if such damage occurs as a result of Department use (i.e., logging practice).

5. The Department shall design, construct and maintain a nontoxic observation tower on a predetermined site on the highest wooded part of the slope in the east one-fourth of the SW 1/4, Section 36, T29N, R11W, and the east ten acres of the NW 1/4, Section 37, T29N, R11W.

The tower shall be constructed of sufficient height to allow 360 degree viewing above the trees. The Grantee Club of Westminster has pledged $5,000 cash toward the construction of the tower and development of the nature study area. The Grantee Club has also pledged to provide some of the materials for construction of the tower and will contribute parts of the labor for construction of the tower and development of the nature study area. The Grantee Club shall be entitled to one hundred percent of the Grantee Club's contributions toward the tower and the nature study area.

The Department agrees that the Westminster Grantee Club shall be allowed to participate in the development of the nature study area and in the direction of the Department projects therein. The nature study area development will follow the maintenance or execution of the general operating and reinvestment of species indigenous to the area.

In recognizing the long-range feasibility of an observation tower, the Department will strive for and encourage maintenance of the tower under any one of the following three conditions:

a. If use of the tower becomes so minimal that the costs to maintain the tower would not justify its continued use.

b. If the observation tower is destroyed by a natural disaster and the Department is not able to make necessary repairs or, in the case of a natural disaster, the Grantee Club shall be allowed to participate in the construction or replacement of the observation tower.

c. If a change in statewide Department agency policy prohibits maintenance or reconstruction of observation towers.

If discontinuance of the observation tower were to be considered under any of the above mentioned situations, the Department shall conduct a public hearing in the local area to determine need and public opinion before discontinuance of the observation tower.

Appendix A
The Optimist Club agreed to provide $2,000 cash payment to the Department of Natural Resources immediately prior to the time the State is set for construction of the observation tower.

The remaining $3,000 cash will be due and payable to the Department of Natural Resources at the time final payment is made on the construction contract for the observation tower.

If the Wausau Optimist Club does not follow through with the pledge of $5,000 cash for the construction and development of the observation tower-nature study area, then Item 45 shall become null and void.

6. Re fees for public recreation use of the area shall be collected for 10 years from the date in the project area is officially opened. At the end of the 10 years a review of the operation and maintenance costs by the Department of Natural Resources may be made in order to consider the specific high maintenance cost activities but not to exceed the standard fees charged for similar activities at other State-managed properties.

7. The Department shall be financially responsible for the withdrawal of any land entered as forest crop or upland tax.

8. The Department agrees that local civic groups and organizations with an interest in the property shall be allowed to participate in an advisory capacity in the formulation of the project's master plan and if they so choose, the development and maintenance of the property (i.e., ski or hiking trails, etc.) where volunteer input is feasible. Any development and operations participation will be under direct supervision of Department property managers to insure compliance with the Department's master plan.

9. The Department may transfer ownership and operation of this project area to the county or any other unit of government provided that unit of government accepts the property with the same uses restrictions, grants, conditions and agreements contained herein.

10. All forest management practices as outlined in the proposed project master plan shall be carried out at the direction of the DNR. Species conservation shall be given primary importance in an aesthetically pleasing and minimally disturbed natural condition. The habitat needs of indigenous non-game wildlife will be given consideration in the project master plan.

11. The Department shall provide, erect and maintain a sign at the entrance to the project area (may not be located on land specified in this deed) and said sign shall name the area with reference to the master plan Recreation Area and will require the owner of the lands described in this deed.

12. The Grantee hereby conveys to the Department of Natural Resources the first right of refusal (after the Grantee's immediate family) to acquire an additional 250 acres described as follows: 0% of the 64 of the 160; the 64 of the 160; and the 64 of the 160, Section 16, T.28N., R.26W., Dunn County, Wisconsin.

Appendix A
CITIZEN ADVISORY COMMITTEE MEETING
HOFFMAN NOLLS STATE RECREATION AREA MASTER PLAN

March 25, 1981

AGENDA

General Recommendations

Nature Study
Major study area
Areawide observation opportunities

Camping and Picnicking
Objectives
Pinewoods camps
Outpost camps
Camping by horse parties
Picnic sites
Volunteer labor

Hiking and Skiing Trails
Multi-Use trails
Trail layout and classification

Horse Facilities
Development
Use
Maintenance
Additional facilities
Easements

Summary
Next step
Preliminary draft of master plan
Review by task force
Review by Bureau of Parks
Distribution for 45-day review period
Advisory Group
Other interested individuals, groups, agencies.
Final draft for submittal to Natural Resources Board

Appendix B
West Central District Headquarters
1300 West Clairmont Avenue
Call Box 4001
Eau Claire, Wisconsin 54702

March 30, 1981

Mr. Dennis Kropp
1235 Meadow Hill Dr
Menomonie, WI 54757

Dear Mr. Kropp:

A meeting of the Hoffman Hills Citizen Advisory Committee and Department of Natural Resource Personnel was held at the Dunn County Courthouse in Menomonie on March 25, 1981. Members of the Advisory Committee attending were: Mr. Richard Hoffman, Ms. Linda Stahl, Mr. Terry Stoken, Ms. Kathy Smith, Mr. Richard Danro, Mr. Tom Shope, Mr. Richard Wilson, Mr. Dennis Kropp, and Mr. James Tenorio. Department personnel present were Mike Ries and John Narvold.

The meeting began by reviewing the next steps in the master planning process and the purpose of the gathering. It was indicated that after this evening’s meeting, a preliminary master plan document will be written and then distributed to the master plan task force members for review and comment. The resulting document will next be sent in to the Bureau of Parks and Recreation. After initial approval, the master plan will then be distributed for the 45-day review period, during which time the advisory group, as well as other interested individuals, groups, and agencies, could have an opportunity to make comments and suggestions before a final plan is submitted to the Natural Resources Board. With this procedure in mind, the Advisory Group and Department personnel reviewed the group’s recommendations as sent by Dick Hoffman to Michael Ries on February 19, 1981.

The first item of business was horseback riding facilities on the Hoffman Hills Recreation Area. After nearly a half hour of discussion, it was the group’s consensus that horses on the hills within the present state ownership were not in the best interest of the facility, its resources, and users. Due to high erosion potential, user conflict, high development and maintenance costs, the group felt that horse trails should not be developed on the hills but rather should be developed on the lowland found within the 260 acres of land yet to be purchased from Mr. Hoffman within the present acquisition boundary.

Appendix B
Items covered under the advisory committee's report on development, use, maintenance, and additional facilities required for horse trail development will be followed as discussed. For example, local horse groups will be allowed to provide planning and construction assistance to develop the trails and build needed facilities such as tether and saddle-up areas, etc. The area near the parking lot could be used for camping by horse groups; however, specialized camping facilities would not be built until demand warranted.

The next item on the agenda covered general recommendations by the Advisory Committee.

Regarding the public telephone at the parking lot for emergency and general use, the Department will contact the local telephone company to see if a pay phone can be installed upon development. If that is not feasible, the Department may have to evaluate purchasing its own telephone facility and connecting it to the local telephone system.

There was general consensus that locating a large dumpster in the parking lot is a very good proposal and will be implemented. Signing at the parking lot will indicate that this is a backpack area and that refuse is to be packed out and placed in the dumpster as recommended by the advisory group.

Finally, in regards to blacktopping the town road from its junction with Valley Road to the parking lot, a distance of approximately 2 1/2's of a mile, a number of alternatives were discussed and will be further evaluated. Possibly, the town road could be abandoned and ownership assumed by the Department so that state park and forest road funds could be utilized to surface the road. Possession of the other property owner served by the road would have to be obtained before requesting any such abandonment. The second option would include having the township surface the road. Other options will also have to be reviewed and evaluated. The option of not surfacing the road, with the resulting bad driving conditions, is highly undesirable and should be eliminated if at all possible.

Discussion of the nature study area centered around the type and extent of development proposed by the subcommittee. Generally, it was felt that the Madison Optimist Club would take the lead in any development proposal, such as planting of prairie species, eradication of berry briers and other vegetative management. The Optimist Club would also be responsible for organizing and guiding youth group involvement as it applies to the advisory group's recommendation. The Department would work with the organization to provide materials, equipment, and authorization to initiate the projects. Similarly, the area wide observation opportunities will be such that local groups, under the guidance of either the Optimist Club or other adult supervision, would sign or make up pamphlets covering the variety of natural features found within the extensive area of the property. Such youth group involvement is felt to increase pride in the area and could guard against vandalism, as well as serve as an outdoor learning experience.

Appendix B
The subcommittee report on camping and picnicking was reviewed by the entire group. The general objectives of the report were agreed to by all present. In specific reference to the pine plantation camps, this group discussion indicated that a central toilet and well facility would accommodate two campsites if they were located on either side of the central ridge within the plantation. Facilities noted within their report will be provided.

With regard to the outpost camps, such facilities will be located further away from the parking lot at higher elevations and will provide a greater challenge to the experienced camper. Water will be carried in and toilets will be very rustic in nature. A dug pit (to be covered after use) or a porta-potty would be utilized at these campsites. Again, each outpost camp will have a fire pit and a cooking/eating area around the fire with 4-6 tent sites nearby.

When horseback riding trails are developed on the 260 acres of valley area, camping by these parties will be located near the central parking lot. Adequate water and space for horses will be available, but will be undeveloped until such time as demand warrants.

The developed picnic site will be located next to the central parking lot. This site will have water, well, toilet facilities, and refuse containers, as well as trail-start facilities. A picnic table will also be located at the Hawk Nest and Red Cedar Ridge areas.

As with other facilities, youth groups planning to use the area for camping will be given the opportunity to donate time and labor for campsites development and maintenance.

The subcommittee report on hiking and ski trails was the final topic of discussion for the evening. Basically, hikers and skiers will use the same network of trails. All trails will be one-way loops. Rather than designating the trails as beginner, intermediate, advanced-expert, the department will utilize new signage which includes easiest, more difficult, and most difficult classifications. The trails will be signed by the Department and distances will be marked in kilometers as well as miles. Regular picnic facilities are to be used by skiers and hikers alike. In addition, rustic winter-only picnic and fire-pit sites will be located in remote areas of the park. Specifically, these areas will be used in conjunction with the outpost camp sites. All fire pits will be cleaned up and removed at the end of the season to guard against unauthorized use during the spring fire season.

Appendix B
Following review of the citizen advisory group's report, a brief discussion of the property map and proposed cross-country ski trails took place. Preliminary plans indicate that there is a total of 7½ miles of trail designated as easiest, more difficult, most difficult. Of this, easiest accounts for only .8 miles of trail. An explanation of how and why the trails were laid out followed. It was suggested by Mike Ries that interested individuals from the citizen advisory group join department personnel in reviewing the trail layout on either the first or second Saturday of April, at which time final trail alignment can be set. Jim Tenorio and Dick Hoffman are to contact John Neavold and Mike Ries to set one of those two dates.

This concludes the summary of our March 25 meeting. If you have any additions or corrections that should be noted on this summary, please advise me as soon as possible. Again, I wish to thank you for your time and effort and I look forward to seeing you onsite to review the trail layout.

Sincerely,

Michael Ries
Landscape Architect

cc: Jim Lissack
   Gerald Jackale
   John Neavold
   Mike Ries

Appendix B
23.081 Recreation areas. (1) Designation. The department may acquire, develop, operate and maintain state recreation areas. State lands and waters may be designated as state recreation areas that are environmentally adaptable to intensive recreational uses or are so located to provide regional recreational opportunities for urban areas.

(2) Master plan. The department may designate a recreational area only after a master plan for use and management of the area is prepared. Public hearings on the plan are held in the county where the largest portion of land in the project is located, the procedures prescribed in s. 16.07 are complied with, and the plan is approved by the natural resources board.

(3) Use zones. The department may establish use zones within state recreation areas providing for the full range of recreational uses, including hunting and fishing. It may adopt rules to control use within zones and may limit the number of persons using any zone. Such use zones shall be consistent with the activities identified in the master plan formulated under sub. (2).

(Statutes 1977 s. 29.)

Appendix C
December 11, 1981

Mr. David Welzenicker
Bureau of Parks & Recreation
Dept. of Natural Resources
P.O. Box 7921
Madison, WI 53707

Dear Dave:

We have reviewed the concept element of the Hoffman Hills State Recreation Area Master Plan and find that the proposed management will not affect our program interests. Our inventories have not located any natural areas of state significance. We appreciate the opportunity to comment.

Cordially,

Forest Stearns
Chairman

Appendix D
January 8, 1982

Mr. David Weizenicker, Director
Bureau of Parks and Recreation
Box 7921 - DNR
Madison, WI 53707

Dear Mr. Weizenicker:

The Hoffman Hills State Recreation Area Master Plan Concept Element Task Force of Mike Ries, John Nesvold, Henry Anderson, John Cole, Bert Apelgren, Gary Olson and the Hoffman Hills Citizen Advisory Committee, are to be congratulated for developing a very reasonable program for this new recreation area. The WRAC is very pleased to basically endorse the concept element of the property.

Sincerely,

Henry W. Kolkka, Chairperson
Wild Resources Advisory Council

HAK: sm
1488K

Appendix D
General Review

The WRAC wishes to commend the Hoffman Hills State Recreation Area Master Plan Concept Element Task Force of Mike Ries, John Nesvold, Henry Anderson, John Cole, Bert Apelgren, Gary Olson and the Hoffman Hills Citizen Advisory Committee for producing quite an unusual document. It is a masterpiece in incorporating the various stipulations of advisory and property control parties. The processing of proposed programs will definitely be difficult to impossible in today's stressed economy. Since the use of the area emphasizes quality of various habitats and vertebrate species that inhabit them, the WRAC is surprised that neither the Task Force or the Citizen's Advisory Committee didn't recommend the development of adequate inventories of animal and plant species found on the property.

According to the stipulations of the property donor and the proposals in the concept element, the use of the area emphasizes non-game management, recreation and education. These concepts are identified in the goal yet the educational component is frequently overlooked in the text. Consequently, the Council in the next section, recommends the insertion of education to share the proposed use with recreation.

Comments and Recommendations

1. Page 1, Goal

WRAC considers the goal an excellent statement.

2. Page 1, Item 1 under Objectives

WRAC recommends the insertion of and educational between the words recreational and facilities.

3. Pages 1, 2, 3 and 4, Recommended Management and Development Program

a. Section under Development is very well presented.

b. Section under Management is superb, particularly item 4 on page 2 under techniques.

The WRAC has stressed this concern for birds and game mammals species that use the mature forests for their home. The Council is pleased to find a kindred spirit that shared this concern. Paragraph two under b on page 2 -- WRAC recommends the insertion of and educational between the words recreational and users.

Appendix 0
4. Charts and Tables

In the opinion of WRAC, they are very adequate and correlated very well with the text. The Council misses one interpretive chart. A section of a topography presentation would be helpful to interpret the project area.

5. Page 6, Item 5 Vegetative Cover

An excellent analysis of the history and the existing forest patterns. However, since the use of the area will be shared by people seeking recreation as well as educational experiences, the WRAC recommends that adequate inventories of plants, particularly the seasonal floral species, be developed for the area.

6. Page 6, Item 6 Wildlife

The same justification can be made for this category as the one above. WRAC recommends that substantial inventories of all wildlife be prepared for the area, including listings of songbirds, non-game mammals, amphibians, reptiles, etc.

7. Page 7, Heading D

WRAC recommends the following insertions:

- **Heading - The insertion of and Educational between Recreational and Needs**
- **Second paragraph - two insertions**
  - 2nd sentence - Insertion of and educational between the words recreational and activities
  - **Last sentence - Insertion of and Educational between the words recreational and facilities**

8. Pages 7 and 8, Alternatives

WRAC endorses alternative number 3, particularly as presented under heading F -- Recommended Management and Development Alternative. The Council sees this alternative as most compatible with the wishes of Mr. Hoffman and the Citizens Advisory Council. WRAC recommends this proposal for Natural Resources Board approval.

WRAC recommends that the key paragraph under heading F make the following corrections:

- **Third line.** WRAC recommends the insertion of and educational between the words recreational and purposes.
- **Fourth line.** The Council recommends the insertion of and educational between the words recreational and activities.

The WRAC has enjoyed reviewing this proposal.

Respectfully Submitted
Henry W. Kolka, Chairperson
Wild Resources Advisory Council

Appendix D
Date: January 26, 1982
To: R. Lindberg - PLM/6
From: D. L. Heizendorf

Subject: WRAC Comments on Hoffman Hills State Recreation Area Master Plan

Our Bureau’s response to the Wild Resources Advisory Council comments and recommendations on the Hoffman Hills State Recreation Area Master Plan are as follows:

1. Page 1 - Goal
   WRAC considers the goal an excellent statement.
   Department Response:
   We agree. The task force did a commendable job in drafting the goal statement for Hoffman Hills.

2. Page 1, Item 1 under Objectives
   WRAC recommends the insertion of and educational between the words recreational and facilities.
   Department Response:
   "and educational" was inserted as recommended.

3. Pages 1, 2, 3 and 4 - Recommended Management and Development Program
   a. Section under Development is very well presented.
   b. Section under Management is superb, particularly item 4 on page 2 under techniques.

The WRAC has stressed this concern for birds and game mammals species that use the mature forests for their home. The Council is pleased to find a kindred spirit that shared this concern. Paragraph two under b on page 2 -- WRAC recommends the insertion of and educational between the words recreational and users.
Department Response:

Thank you for the Council's comments concerning the Development and Management Sections. "And educational" was inserted per the Council's recommendation.

4. Charts and Tables

In the opinion of USAC, they are very adequate and correlated very well with the text. The Council misses one interpretative chart. A section of a topography presentation would be helpful to interpret the project area.

Department Response:

Contours at 20 foot intervals are drawn on the Development Plan (Figure 3) to show the topography of the area.

5. Page 6, Item 5 Vegetative Cover

An excellent analysis of the history and the existing forest patterns. However, since the use of the area will be shared by people seeking recreation as well as educational experiences, the USAC recommends that adequate inventories of plants, particularly the seasonal floral species, be developed for the area.

Department Response:

A paragraph will be added to Item 5 recommending that a complete biological inventory of the property be conducted as funds permit.

6. Page 6, Item 6 Wildlife

The same justification can be made for this category as the one above. USAC recommends that substantial inventories of all wildlife be prepared for the area, including listings of songbirds, non-game mammals, amphibians, reptiles, etc.

Department Response:

The paragraph added to Item 5 will apply also to wildlife.

7. Page 7, Heading D

USAC recommends the following insertions:

Heading - The insertion of and Educational between Recreational and Needs
Second paragraph - Two insertions
End sentence - Insertion of and educational between the words recreational and activities
Last sentence - Insertion of and Educational between the words recreational and facilities

Department Response:

"And educational" will be inserted as recommended.
S. Pages 7 and 8: Alternatives

WRAC endorses alternative number 3, particularly as presented under heading F -- Recommended Management and Development Alternative. The Council sees this alternative as most compatible with the wishes of Mr. Hoffman and the Citizens Advisory Council. WRAC recommends this proposal for Natural Resources Board approval.

WRAC recommends that the key paragraph under heading F make the following corrections:

Third line. WRAC recommends the insertion of and educational between the words recreational and purposes.

Fourth line. The Council recommends the insertion of and educational between the words recreational and activities.

Department Response:

Thank you for the Council’s endorsement of alternative #3. “and educational” will be inserted as recommended.

We thank the Council for reviewing and commenting on the Hoffman Hills Master Plan.

cc: J. L. Treichel - P&R/4
    O. J. Kuthanek - P&R/4
    J. L. Lissack - Eau Claire

Appendix D