



Chicago Mountaineering Club

The next CMC General Meeting will be on Monday, September 16, 2002, at 8:00 PM at the Field Museum of Natural History. The presentation shall be given by club member Ben Kweton and cover his most recent mountaineering excursion – the Himalayas.

The next CMC Board meeting is scheduled for Monday, September 16, 2002, 6:30 PM at the Field Museum.

Our General Meeting is open to the public, held on the third Monday of each month, September through May. Everyone is welcome. We have a short business meeting, followed by our featured program presentation.

2002 CMC Board Members

Ron Rolnicki

President – president@cmcwebsite.org

Dan Bobrow

Vice President – vicepres@cmcwebsite.org

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Outings Chair – outings@cmcwebsite.org

Ben Kweton

Program Chair – programs@cmcwebsite.org

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Publications Chair – publications@cmcwebsite.org

Matthew Mead

Conservation Chair – conservation@cmcwebsite.org

Technology Chair – webmaster@cmcwebsite.org

Alex Andrews

Grounds Chair – grounds@cmcwebsite.org

William Dietrich

Safety Chair – safety@cmcwebsite.org

Pieter Fockens

Director – directors@cmcwebsite.org

Open

Expedition Chair – expedition@cmcwebsite.org

Announcements

Next General Meeting – September 16

The meeting season is upon us one again. The next general meeting will be held on Monday, September 16, 2002 at the newly renovated Field Museum. You won't want to miss this meeting, as there is much to discuss, not to mention the public début of Ben Kweton's long awaited Himalayan expedition presentation. Be sure to arrive early, as parking is still a challenge with the construction at Soldier Field.

MFC Farm/Campground Discussion

Please be sure to read the entire letter regarding the recent opportunity made available to the MFC. This is sure to be a hot topic that will affect every past, present, and future CMC member. MFC President Jack Gorby has spent a considerable amount of time researching this matter and has summarized his findings in the enclosed attachment.

Rope Marking Warning

Here is a "Heads Up!" from Club Member Jim Pasterczyk.

DON'T MARK THAT ROPE!

Just when we thought we'd settled the issue (?)

According to the Alpine Club of Canada's Gazette, Summer 2002:

"Rope Marking Warning"

"After extensive discussion in the climbing press and on the Internet regarding the safety of different methods of marking ropes, the UIAA has completed a series of tests that indicate a significant reduction in the fall strength of ropes after being marked. 'Rope marking with liquids such as those provided by felt-tip pens can be dangerous, even with those markers sold specifically for marking ropes,' states the April 2002 release. For more information see our safety web page at <http://www.alpineclubofcanada.ca/services/safety/index.html>"

From:**Chicago Mountaineering Club**

C/O Steve Capps

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TO:

ADDRESS CORRECTION REQUESTED

FIRST CLASS MAIL**Melting Glaciers**

Mike Wilson shared this tidbit with me shortly after his return from Glacier National Park.

I was recently in Glacier National Park (7/1 - 7/3) and saw an article about the amount of melting in the park's glaciers. Blackfoot Glacier that was measured to be about 217 acres in 1994 is currently being measured and is thought to have shrunk to less than 200 acres over the past 8 years. There are some projections that unless there are changes to how the environment is handled, Glacier Nation Park may be better known as Glacier-less NP by the year 2030. Speculation is that many glaciers may be things of the past between 2030 and 2100 and that is only an eye blink in geologic time. So for those who have avoided learning glacier/ice techniques, maybe they weren't so dumb after all. Me, I guess I have some soon to be archaic skills.

Check out the following links:

http://www.epa.gov/globalwarming/impacts/mountains/cs_wmtn3.html

www.mesc.usgs.gov/glac/glacier_retreat.htm

www.nps.gov/glac/resources/bio7.htm

www.earth-policy.org/Updates/Update8.htm

CMC Scheduled Activities**September 21-22 – Devil's Lake, WI****October 5-6 – Devil's Lake, WI****October 26-27 – Jackson Falls, IL**
(Advanced Climbers Only)**November 3 – Vertical Endeavors, IL**
(10:00 AM to 6:00 PM)**November 17 – Vertical Endeavors, IL**
(10:00 AM to 6:00 PM)**December 1 – Vertical Endeavors, IL**
(10:00 AM to 6:00 PM)**December 15 – Vertical Endeavors, IL**
(10:00 AM to 6:00 PM)

Visit www.cmcwebsite.org for the latest information regarding these and other CMC Scheduled Activities.

NEWSLETTER: Please submit your announcements, comments or questions to Steve Capps at PO Box 4364, Wheaton, IL 60189-4364 or phone (630) 327-3283 or e-mail: secretary@cmcwebsite.org (100 words or less please), for possible publication.

JACK GORBY
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September 6, 2002

Dear Fellow CMC members,

Recently the Mountaineering Foundation of Chicago (MFC) learned of a possibly important alternative to our present CMC Devils Lake campground situation. This alternative, made possible by the Baraboo Range Protection Program (BRPP), may generate enough funds to convert our "farm" into a first rate campground. It is an opportunity that necessitates a serious, club-wide dialogue and decision within a short period of time.

What's this about a "Farm"? Where is it located? And what's the Legal Status of Devils Lake Campground and "Farm"?

As many of you know, the MFC is the legal owner of the John Speck Memorial Library, the five acre campground at Devils Lake and a 123 acre farm near Devils Lake, items of property often thought of as belonging to the CMC. For those of you who are unfamiliar with the farm's location, it is located just about 1/2 mile North of SkiHi Road, West of the South Shore Road, about 2,000 feet East of Hiway 12 and South of State Rt. 159. (See included map.) Originally, these properties belonged to the CMC, but in the early 1980s the MFC was created to operate a foundation and to administer the above properties and the CMC was reorganized to be a climbing activities only organization. The CMC continues to use the five acre campground under a lease agreement with the MFC.

I relate this history and legal situation because it is important to understand that the MFC board is the ultimate decision maker. On the other hand, the views of the CMC are of utmost importance to the MFC. Thus, I write this letter to you to start a serious dialogue and to develop a Club consensus. For your information, the MFC board is composed of George Pokorny, Tom Hibbs, Pieter Fockens, Olle Swartling and me, all former presidents of the CMC. As MFC board members we try to be opened minded while we learn as much as we can about this opportunity. Perhaps most importantly, we earnestly seek your input. As CMC members we feel free to express our views just as you should feel free to express yours. Though it's not an easy task to wear these two hats, we commit ourselves to trying. So please include us in your discussions about this matter.

What's the Baraboo Range Protection Program (BRPP)?

The Baraboo Range, as many of you know, is nationally recognized for its outstanding geology, particularly its exhumed mountain range, and for its diverse ecological resources, including the largest deciduous forest in the upper Midwest. When the U.S. Route 12 improvement plan (four lane road between Madison and Baraboo) was being considered, environmental groups expressed concern that the quick access between the Madison area and Baraboo would increase significantly pressures to develop the Baraboo Range area, a matter these groups feared would be injurious to the Range. This resulted in opposition to Route 12 improvement. In response, a program modeled after similar programs initiated in New England over the past 20 years was adopted. The purpose of this program, known as The Baraboo Range Protection Program (BRPP), is to preserve the Baraboo Range to the extent possible with voluntary agreements between certain property owners of forested land

and either government or non-profit conservation organizations. The MFC is one of these property owners. Here is how the program works.

U.S. Hiway 12 has committed five million (\$5,000,000) in federal transportation funds to the BRPP for the purpose of purchasing development rights from eligible property owners. The purchase price for development rights is the difference between the fair market value of the property as is and the value of the property without development rights. For example, if the fair market value of our farm is \$100 with the potential for development but only \$60 dollars without this potential, then the fair value of the development rights for the farm is \$40. Any sale of development rights is permanent and irreversible.

How did a bunch of urban climbers become "farmers"?

In the late 1950s the CMC purchased 95 acres of forested land that adjoined Devils Lake State Park. Our five acre camp ground was a clearing on this property. In the early 1970s the Wisconsin DNR, intending to expand Devils Lake State Park, began condemnation proceedings against forested properties adjacent to the Park. This directly involved the CMC's 95 acres. Under threat of condemnation, the CMC and the DNR entered into the following agreement: The CMC sold 90 of these acres to the DNR but kept the five acre campground. The DNR obtained a "right of first refusal" to purchase the campground at a minimal amount in the event the CMC would decide to sell the campground. The CMC got money. The Club decided to invest this money into land, i.e. the "farm," an approx. 90 acre plot of land described above. The reason for this choice was to assure that, if the DNR would one day condemn our campground, the CMC would have a place for a new campground. Because the CMC did not want to be landlords, it sold the farm house, barn and shed but kept 80 acres, including an access corridor from Route 12. The proceeds from this sale were deposited in CMC money market funds. Later the CMC purchased approx. 40 adjacent acres from the Moody Bible Institute, thus increasing its acreage to the present 123 acres. When the MFC was created, this money was divided between the CMC and the MFC.

In the era immediately following the purchase of the farm, the CMC board appointed a "Farm Committee" (composed of Olle, Jim Hagen & Bill Dietrich) to look into "converting the property into a campground since this was the original intent" and "when to start the conver[sion]." (Annual Newsletter of CMC (1976) pp. 9 - 10) The Committee wrote: "In order to make the farm into a campground, we will have to build a road to the forested area. The road would be about 2,500 ft. and cost roughly \$5,000 - \$10,000. To get the money we would most likely have to sell some of the farm. . . ." The Club did sell some of the farm, as indicated above, but never started the conversion. This was 25 years ago. In short, the CMC and MFC have been reasonably content with the five acre campground, and the farm remained a farm. For tax purposes, the CMC declared the farm, about half of which is forest, to be timber property, which implies that some day we will cut this timber. This is the status of our "tree farm" to this day. The CMC donates funds to the MFC each year. The MFC uses its resources to operate the foundation and library and pay the property taxes on the farm.

Why does the BRPP necessitate a big time Club debate?

Most likely we would continue indefinitely and contentedly in our somewhat slumbering mode at our existing campground, except for the BRPP. It has "awakened" the MFC and should do the same to the CMC. If the value of the development rights of the farm is significant and the MFC elects to participate in the BRPP, the MFC would likely obtain sufficient funds to convert the farm into a campground without any "real" cost to the MFC or to the CMC and its membership. This is an important opportunity that must be thoroughly thought out, discussed and voted upon.

How much are the "Development Rights" of the farm worth?

Dave Tremble, Sauk County BRC Staff Land Preservation Specialist, informs me that the BRPP has been paying eligible land owners approx. \$1,100 per acre. Assuming the farm qualifies and this amount holds, there is the likelihood of receiving between \$100,000 to \$130,000 for the sale of its development rights. To give us an independent appraisal, the MFC has retained Baraboo real estate appraiser Dick Matthews (608/356-6644) to provide us with a fair market value for the farm with and without development rights. When I receive these appraisals, I will share this information with you.

How much would it cost to adequately develop a campground on the farm?

This, of course, depends upon what the CMC membership (you!) wants. This is where you come in. We first have to know what we want. So, please imagine a great campground. What would it be like? What do we need? Obviously we need an access road. We need a privy. We may want some picnic tables. We may want a water supply. We may want a structure with a roof, perhaps like the American Alpine Club's dining sheds at the Climber's Ranch in the Tetons. Here are some estimates to get our dialogue started.

1. The access road: The MFC is seeking an estimate for a 2,500 foot access road from Baraboo construction firm Dean Blum Excavation (608/356-8689). Dean Blum reports that a gravel road of that length with culverts and ditches costs about \$30,000. We probably do not need ditches and few, if any, culverts. Thus, let's guess \$25,000 for the purpose of beginning this discussion. When I get an actual estimate, I will share it with you.

2. The privy: Caflisch Construction (608/356-5977) estimates the cost of a concrete vault to be about \$5,000 each and the cost of a building to be about \$5,000 each. Perhaps we could build the buildings ourselves. Let us guess \$15,000 for two privies. Incidentally concrete vaults are probably necessary to comply with local ordinances.

3. A pavilion structure: Caflisch Construction estimates (roughly) the cost of a roof on poles over a 500 sq. ft. (30 ft. by 17 ft.) concrete slab to be about \$5,000 to \$7,000. This would be large enough for about four picnic tables.

4. Water: Ace Pump from Wisconsin Dells (608/254-2853) estimates (roughly) the cost of a well to be about \$5,000. If we encounter quartzite, the costs could increase another \$5,000.

5. Picnic tables: Perhaps \$400 each. Five would be about \$2,000

Assuming these costs (road: \$25,000; privies: \$15,000; water: \$8,000; pavilion: \$6,000; picnic tables: \$2,000), we need \$56,000. Hopefully this gives us some figures to play with. If you have other ideas for a great campground, please make an estimate of costs and add the item to your wish list. Let me know about these ideas. If the MFC obtains \$100,000 for development rights, there will be ample funds to build a dream campground.

In the meantime, I urge you to dream and brainstorm about the ideal CMC campground. For example, what would "Jam Crack Joe" want? Once the Club decides what that is, it can decide how much such a campground costs, whether we can afford it and whether we want it. This is all part of the planning and decision making process.

Would the development of a campground on the farm be acceptable with the BRPP?

I have discussed this with Dave Tremble, Sauk Count BRC Staff Land Preservation Specialist. The road we contemplate to the campground would be likely gravel, the campground would be private (i.e., non-commercial), and only modest structures would be built. He assumes that this would not disqualify us. Before any MFC commitment to the BRPP occurs, this will be clarified. In any case, we could exclude the actual area of the campground (say ten acres) and sell development rights on the remainder.

Do we have to act now?

The MFC, of course, does not need to act at all. The BRPP is strictly voluntary. However, the funds are limited. According to Dave Tremble, \$5 million has been allocated to the BRPP. \$1 million is for administrative expenses, thus leaving about \$4 million to purchase development rights. Of that amount, \$500,000 has been spent, which leaves about \$3.5 million. Fifty applications are now pending, which Tremble guesses will consume another \$3.2 million. In short, there is not a lot of BRPP money left and it won't be available for long. If we dilly-dally, we may as well not waste our time and energy at all.

There is a rumor circulating about that there is no need to act now, because there is a lot of (and always will be) money available. Dave Tremble informs me that there is money at the Wisconsin DNR and perhaps from conservation organizations. However, at present, the DNR requires matching funds from some where. Thus, if we are to get \$100,000, \$50,000 would come from the DNR and we would need to find another source for the second \$50,000. How easy is this?

Assuming the Club will, sometime in the future, wish to change its campground location to the farm, now is likely the most opportune time to do it. Thus, we should either seize the day or forget it completely. Notions that there will always be money available for this is unrealistic and should not seduce us into inaction.

Even if we do decide now, it will take several years to process the applications. Thus, any actual conversion will likely be a number of years in the future.

Is the CMC as a club really healthy enough to make this kind of a commitment to the future?

It has been brought to my attention that the CMC has a difficult time finding members to serve as officers and to perform the jobs necessary to make a club work. I've also been told that fewer and fewer members devote as much time to the Lake as in the past. On non-outing weekends, only a few members (six to eight) show up. If this information is accurate, does it reveal something about the CMC and its future that we must take into consideration? A related and more specific issue: Is the CMC membership sufficiently committed to make a new campground and all it entails work? In my opinion, it's like climbing a big mountain. You have to want it to get to the top, and it takes a lot of planning, hard work, sweat and some misery. The same can be said about committing to a new campground. We have to want it to make it work. Only you, the CMC members, can decide how badly you "want it." In my opinion, this issue deserves some soul searching. There is little point in starting the climb with a half-assed commitment to get to the top.

What happens to our old beloved five acre campground?

If indeed the State of Wisconsin holds a first right of refusal to purchase the campground for a minimal amount, little is gained by selling the five acres. Thus, what happens to it is then a matter of choice. My own view is that, if the Club changes campgrounds, it ought to do it completely. Having our club split into two groups hardly promotes camaraderie, the spirit necessary to make the club successful. On the other hand, perhaps there's another good use for it. E.g., a campground for members with pets.

What if the CMC does not want to move its campground to the farm?

If the CMC wants to stay on its five acre campground forever, then that is where the campground will be. This, however, raises another set of questions. Why should the MFC continue to hold this tree farm if there is no desire to ever convert it to the CMC campground? The MFC pays taxes on it every year at some cost. If the MFC sells it, what should it do with the money? If the MFC holds it, will this eventually make the MFC part of the logging industry or a land speculator "holding the farm" until it can be sold to developers at a maximum amount? Or would this be inconsistent with any club commitment to environmental values? Assuming the Club campground stays where it is, we should give these matters some serious thought.

What does the MFC want the CMC membership to do?

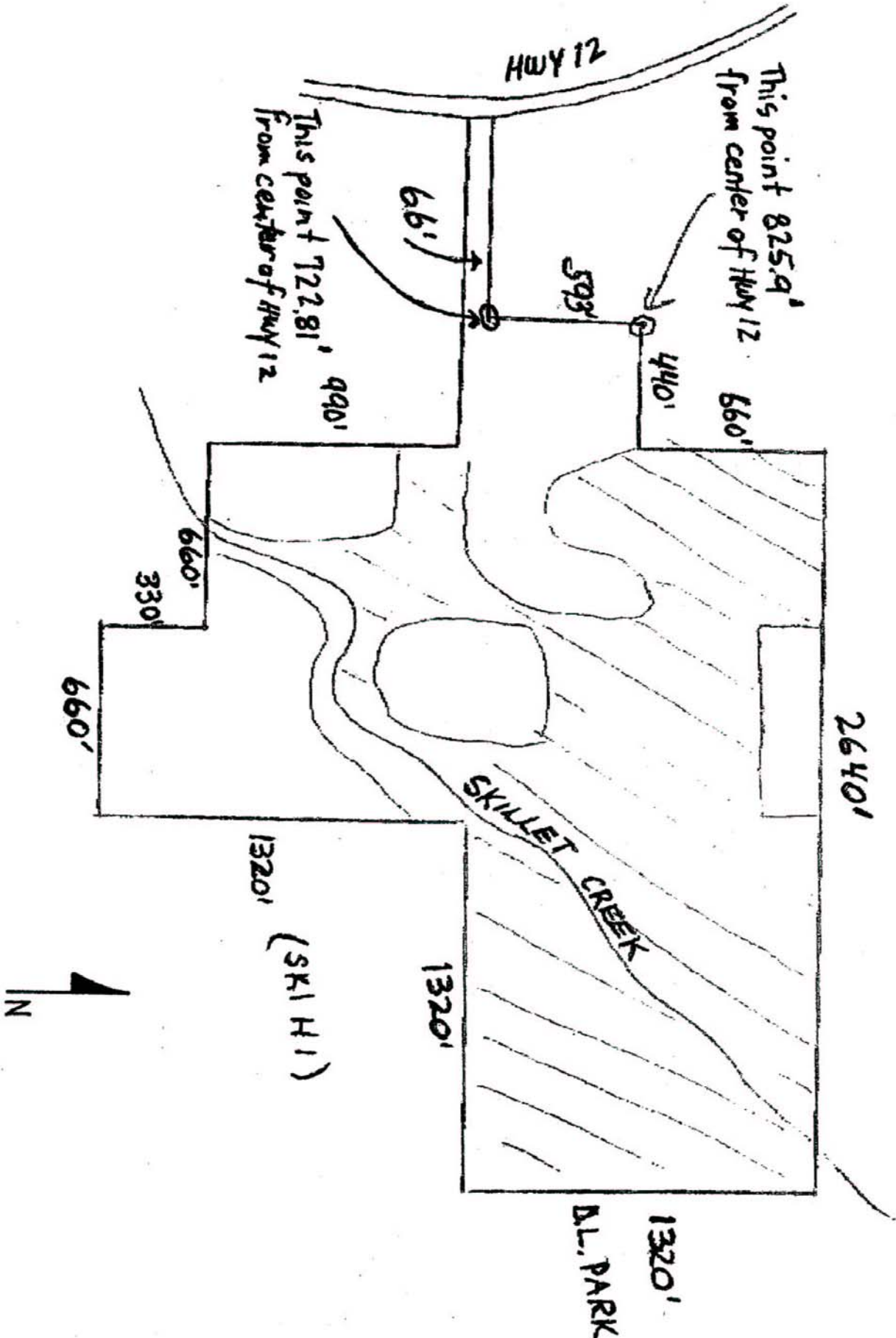
The CMC membership should begin immediately a serious dialogue about the CMC, its future and the opportunity presented by the BRPP. If you have the opportunity to go to Devils Lake this Fall, please take advantage of this and go. While there, skip a last futile effort at "Watermarks" and visit the farm and the possible site of a new campground. Think about what could be done with this site to make it great. Think about how this could improve the club, not just for now but for generations of climbers to come. That's how Jack Fralick was thinking when he started the CMC. Ultimately you must decide if the CMC wants to take advantage of what the BRPP offers. From a practical and moral perspective, it's your call.

At the September CMC meeting, this discussion will begin formally and in earnest. This dialogue will continue all Fall. The MFC will provide the CMC with all pertinent information as it obtains it. The MFC hopes that by the November 2002 meeting, the CMC will be sufficiently informed to develop a consensus and to make a decision about what it wants to do. How this choice is made, of course, depends on the CMC board. But, by December 2002, the MFC hopes to have a keen sense of what the CMC wants. This insight is of utmost importance to the MFC and will enable it to act in the best interests of the CMC. If you have any questions, please contact me or any MFC board member.

Berg Heil!
Jack

encl: Map of farm

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MFC PROPERTY APR. 120 ACRES
 (ENTRANCE .55 MILES NORTH OF SKI HI ROAD)