



## **Contract Extension Notes – February 2012**

### **#666 Joe Bollig and Sons**

- Bid January 2010 - original contract expiration: February 1, 2012.
- Contract extensions: None.
- 50% + Completion, job currently being cut.
- Job Constraints: Oak wilt restriction April 1 to July 15. Frozen ground conditions are usually required to operate in this area due to high water table and moist soils.
- Last winter did not allow operations due to heavy snow, saturated soils, and lack of frost.

#### **Recommendation:**

Extend contract until March 15, 2012 without stumpage increase. This should allow adequate time for them to complete harvest operations as they are currently cutting and are over 50% done with the job.

### **#671 Schreiner Forestry**

- Bid January 2010 – original contract expiration: February 1, 2012.
- Contract extensions: None.
- 0% Completion, job has not been started.
- Job constraints: Very wet site, frozen ground access required, best access is across private land.
- Last winter did not allow operations due to heavy snow, saturated soils, and lack of frost.
- Schreiner is currently cutting a very large Wood County forest timber sale (sale #670, 119 acres.)
- Schreiner intends to complete sale #670, and also complete contract #646 if weather permits. It is unlikely they would be able to start #671 this winter.

#### **Recommendation:**

Extend until March 15, 2013 without stumpage increase.

## THE SAGA OF NEPCO LAKE

The construction of Nepco Lake (*an aboriginal word meaning Nekoosa Edwards Paper Co.\**) began in 1925. Its purpose was to provide electrical power and supply fresh water for paper manufacture. It involved damming of the Buena Vista Creek which originates in the Township of Buena Vista, Portage County. At that time, Buena Vista Creek was a very productive trout water and remained so for years, upstream from the lake. The Two Mile Creek also feeds Nepco Lake just to the south of Alexander Field, adjacent to the now closed Highway Z boat landing.

The Nekoosa Edwards Paper Company purchased a considerable amount of real estate to accommodate the lake. For many years, there were two families living on the lake, by way of Life Estates. The Van Gorter's home was just across the Two Mile Creek from the boat landing in question and the Gus Giese home was on the north side of the lake west of the highway 13 causeway. Both families rented boats and would, for a fee, allow boats to be launched there. However, a free boat landing was available across highway 13 from the Giese home and the south bridge on the causeway had enough clearance to allow most boats of that era to pass under highway 13 without a problem.

The corporation responsible for construction of the lake was magnanimous about allowing virtually unlimited access to this beautiful body of water. I first remember fishing there in about 1945. My father fished there in the 1930's. My 99 year old uncle fished there in the 1920's! There are no doubt tens of thousands of kids, including my sons, who grew up in south Wood and north Adams Counties who would tell you that Nepco Lake was the place where their dad or mom or an uncle or grandpa first took them fishing. There are surely sixth generation descendants of those early Nepco lake fishermen and fisherwomen who would still would fish there, if they could access the lake as they always had, both in winter and summer.

We are now faced with a new owner of virtually all of the Nepco Lake frontage west of the highway 13 causeway. As a result, the public has been denied reasonable access to public waters in order to boat, canoe, kayak, ice fish from a shanty or to fish from a modern boat for a public resource which they purchase a license to do! The new owners seem to many of us to be attempting to coerce Wood County in order to parlay the long-standing 'public' boat landing into a real estate swap for much more valuable undeveloped Park lands. I'd bet that the late John Alexander, long time CEO at Nekoosa Papers would be saddened to see what has come to pass.

I suggest these possibilities:

1. Wisconsin Statutes provide for obtaining Prescriptive Easement rights in land where at least 20 years of continuous and unchallenged use "...openly and

notoriously..." can be documented. Though I'm not a lawyer, it seems to me that this avenue might be fruitful to pursue and there is adequate case law to justify it.

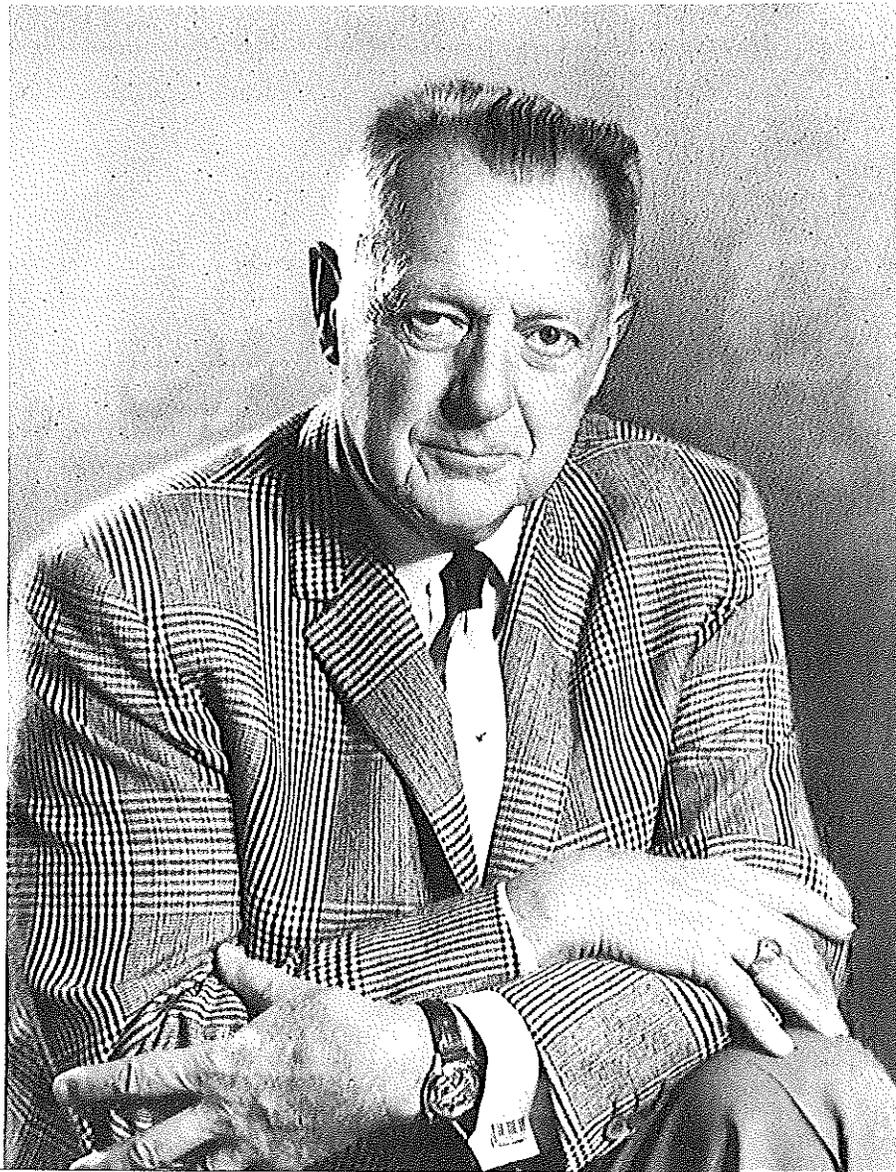
2. Wood County has the right of Emminent Domain under which it has the authority to purchase private property for public use. It seems evident that a Public Hearing would result in a finding of overwhelming public interest in restoration of this access to Nepco lake. After such a finding, Wood County could have the needed property rights surveyed and appraised and negotiate for their purchase. If negotiations cannot be arrived at amicably with a signed deed, condemnation can take place to obtain title. If unsatisfied, the owner would have 2 years to appeal for greater compensation before the County Condemnation Commission or alternatively to Circuit Court. DNR funds from fishing licenses may also be available for boat landing development.

3: Though it may seem unlikely, perhaps the owners can be encouraged to reconsider and to restore this long standing access to these public waters in the interest of good public relations with their home community.

The property is located in a marshland/flood plain and is of limited commercial or residential utility. In fact, its "highest and best use" may well be for conservation purposes. Therefore its market value by way of a professional real estate appraisal may found to be nominal. As their representatives, I trust that the public can depend on you to pursue these or other avenues to restore the their rights of access to these valuable public waters.

Thank You,  
David Patrykus - Wisconsin Rapids

\* just kidding....



JOHN  
ALEXANDER



DAM  
AND  
POWER  
HOUSE  
CONST.

Pump Plant Bldg.

12-20-'25.











Wood County Highway Infrastructure and Recreation Committee Meeting

2.4.12

DATE

NAME	REPRESENTING
Wall Knuteson	SELE
Robert S. Livingston Sr.	SELS
BOB LIVINGSTON	WOOD COUNTY TAXPAYERS
DON HOFFMAN	TAXPAYERS
Ron Becker	
DAVE PATRYKUS	FISHERMEN & WOMEN
Joe Ance	Paddlers & fishermen
Sandy Moore	Town / Dexter
Ray Follen	Wisconsin Rapids
SALLIE FOLLED	WIS. RAPIDS
JAMES HELMUTH	WIS. RAPIDS
TOM LESLIE	WIS RAPIDS
WILLY FLECK	W.R.
DOUG MACHON	
Sara Munn	W.R.

Wood County Highway Infrastructure and Recreation Committee Meeting

2-4-12

DATE

NAME	REPRESENTING
Mareld Morris	WR
Brad Kulinski	WR
Steve Abrahamson	WR
David Frater	Wis. Rapids
Donald Kempson	Wis Rapids
Jamieson Larson	WR
DeGoy Wheeler	W.R.
Dave Almer	WR
Harold Engelbright	WR
Pete Urban	WR
Pct Arenolt	Paulski Developments
Wm Wrench	WR
Douglas Brown	Wisconsin Rapids citizen
Bill Clendenning	Wood Co Board
Rick Potter	Nekoosa. "Keep Nepris Open"

Wood County Highway Infrastructure and Recreation Committee Meeting

2-4-12  
DATE

NAME	REPRESENTING
LANCE PLUM	Wood Co. Board
Karen Maddox	Daily Tribune
Steve Grant	WDNR
Cassandra Vinch	Channel 9
Jeff Chalky Kesen	
Selbst R Amundson	