

Legal snafu snarls Glenn Oaks subdivision

By Jeff Brown
Special to The Reporter

Blair Kransberger has a problem.

Kransberger, who likes to boat, hunt and fish on Lake Koshkonong, lives on the north side of Lake Drive in the Glenn Oaks subdivision, located on Olson's Bay. That means he doesn't have free access to the lake from his property because it's the property along the south side of the road that fronts the lake.

W.C. Olson, the man who subdivided Glenn Oaks nearly 100 years ago and for whom the bay is named, foresaw the plight of Kransberger and the other people who own land on the south side of the road and are therefore landlocked.

On a plat map from 1923, 40-foot wide strips of land that run from the south side of Lake Drive to the lake shore at intervals throughout the subdivision are marked for lake access. Olson apparently intended that property owners along the north shore of Lake Drive would be able to travel across those strips of land to the lake.

It hasn't worked out that way.

1 Crown off public land?

During the Summer Town Board meeting on Saturday morning, Aug. 15, an irate Kransberger told supervisors a man who lives on the north side of Lake Drive won't allow him to use a piece of land that's marked on the plat map as a neighborhood park to put his boat in because the land is adjacent to the man's land.

"He said 'Get the "eff" off this property. My family's been using this land for fifty years—this is our land,'" Kransberger said.

Kransberger said another man who owns land along the north side of Lake Drive has barricaded one of the access strips by erecting a fence and parking two boats across it. Other people, he said, have built sheds with concrete floors on the access strips or threatened to call the police on people trying to use the access strips.

Kransberger said he's since leased a 40-foot strip of land so he can reach the lake. But what about other landowners on the south side of Lake Drive?

"I'm here asking you for help," Kransberger told the supervisors. "I'm just feeling boxed in here."

Strips are private land

Town Chairman John Dohner told Kransberger the town couldn't help him because the town doesn't own the land.

"Here's the thing—we've talked to our lawyer and we do not have any jurisdiction over those rights-of-way."

Kransberger let out a long, aggravated sigh as Dohner spoke.

"I have a strong disagreement with that because it's in the town," Kransberger said.

"It's in the neighborhood—

GLENN OAKS

Continued from page 1

we don't own it," Dohner said.

Form an association

Kransberger's only recourse, said Dohner, was to form a neighborhood association, which could adopt bylaws requiring that property owners who own the access strips allow association members to use the strips to reach the lake.

An exasperated Kransberger said forming an association is a daunting task.

"I've talked to 20 people out there—it's like a 60/40 split," said Kransberger.

He said many people are unwilling to pay money on top of property taxes and the Rock-Koshkonong Lake District's annual special assessment just to form a neighborhood association.

"I'm having huge push-back trying to even form the association."

Kransberger who owns and lives in W.C. Olson's house, also said he's tired of paying lawyers to enforce his right to access the lake.

"I shouldn't have to go spend thousands of dollars on an attorney."

Dohner directed Town Clerk Glendan Reboldt to contact the Wisconsin Towns Association about the issue. And Dohner said he'd call the county's zoning department to see whether there might be a county ordinance that requires landowners to allow other people to use the access strips.

Change in county board?

In other business, Jefferson County Supervisor Walt Christensen told supervisors the county board was considering a proposal to reduce the number of supervisors to save money (there are currently 30 supervisors). The proposal would also reduce the number of board

committees.

Christensen said he was inclined to oppose the plan.

"If you have fewer people, how are you going to get people out to meetings like this? Each member would have more towns that they'd be responsible for."

Christensen also said having fewer supervisors would force new supervisors into prominent roles on committees sooner, which would allow them less time to learn the ropes of serving on the county board.

With 30 supervisors, said Christensen, "you can have more-or-less a farm team. It takes a while to learn how government works. When somebody new comes on the board, they can hang back for a couple of years before a serious committee assignment and just learn."

Other action

Supervisors also took the following action:

—Approved spending \$600 from the Parks Committee donation fund to clean up East Lake Park, including adding gravel to the turnaround and laying down mulch.

—Granted the Busseyville Community Church a permit for a community picnic and waived the permit fee.

—Granted a permit for the Park Committee's annual fall plant sale, which will take place in the park in front of the town hall on State Highway 106 in Busseyville on Saturday, Aug. 29 from 9 a.m. to 5 p.m.

—Approved a request from the Union Cemetery Association to spend \$700 for maintenance at the cemetery.

—Approved a bartender license for Morgan Napgezek.