

Agenda

The Law of Easements

- Understanding the legal concept of easements
 - Types of easements
- Creating easements
 - Drafting easements
- Terminating easements
- Understanding conservation easements

K. Ostlie

Understanding Riparian and Water Rights

- History and development of riparian rights
- Determining land boundaries near the water line
- Determining access rights to surface waters
- Determining rights to groundwater
- Overview of regulations restricting access to and use of surface water and groundwater

F. Knaak

Land Use Law

- Understanding land use law
 - Comprehensive planning
 - Zoning
 - Traffic/parking
 - Handling land use approvals
 - Plats
 - Variances
 - Interpretations/appeal of staff decisions
 - Administrative appeals
 - Litigation
- Subdivision platting
 - Restrictive covenants/deed restrictions
 - Nuisance
 - Re-zoning, including PUD, PD, SUP, CUP
 - Special exceptions

J. Squires

Eminent Domain and Condemnation Law

- Understanding eminent domain powers
 - Source of eminent domain powers
 - History of the exercise of eminent domain powers
 - Types of eminent domain “takings”
- Participating in the condemnation process
- Appealing a condemnation decision
- Understanding regulatory “takings” and inverse condemnation

P.Steinhoff

Understanding Adverse Possession

- The history of adverse possession
- Case law on adverse possession
- Maintaining a claim for adverse possession
 - Statute of limitations
 - Elements of a claim
- Defending against a claim for adverse possession
- Practical location of boundaries

J. Morpew

Minnesota Land Laws

Live, Interactive Webinar - Thursday, December 5, 2024

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Learning Objectives

You'll be able to:

- Get tips on** creating, maintaining and terminating private easements in Minnesota.
- Discuss** rights to access surface water and groundwater in Minnesota.
- Identify** the purposes of land use regulations.
- Get tips on** participating in land use hearings.
- Understand** the source of eminent domain powers and learn about the condemnation process.
- Learn** about maintaining and defending claims for adverse possession.

HalfMoon Education Inc.,
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Minnesota Land Laws

Live, Interactive Webinar - Thursday, December 5, 2024



- Understand** the law of private easements in Minnesota
- Determine** land boundaries near lakes and rivers
- Learn** the purposes of land use regulations and participate in the regulatory process
- Understand** eminent domain powers
- Participate** in condemnation actions and inverse condemnations
- Explore** the history of adverse possession, and learn how to defend against an adverse possession claim

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Webinar Information

Online - Thursday, December 5, 2024

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Morning Session 8:30 am - 12:30 pm CST	Afternoon Session 1:00 - 4:00 pm CST

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Faculty

Kalli Ostlie has been a real estate attorney for over 20 years with a career spanning both litigation and transactional practices. She is a board-certified real property specialist through the Minnesota State Bar Association. Ms. Ostlie began her legal career with title examination and facilitating residential, commercial and new construction closings. Thereafter, she moved to a real estate boutique law firm where she became a recommended attorney for title curative work and insurance claims. She subsequently managed the litigation department at a major Minnesota foreclosure and creditors' rights law firm, handling hundreds of cases concerning foreclosure, eviction, and creditor's rights. Ms. Ostlie has argued and won real estate cases before the Minnesota Supreme Court and the 8th Circuit Court of Appeals. In 2018, she began working as senior underwriting counsel at a national title insurance company, where she collaborated with fortune 500 companies and national law firms to close commercial real estate transactions across the country. Most recently, Ms. Ostlie returned to private practice to handle real estate litigation with a former colleague and top real estate attorney. Effective April, 2024, she took the leap to begin her solo practice law firm to continue helping clients with real property law matters. Ms. Ostlie has significant experience with easement and land disputes, purchase and sale transactions, commercial leasing, contracts for deed, quiet title actions and Torrens proceedings, partition actions, lien priority disputes, foreclosures, evictions, and complex title problems. She earned her undergraduate degree from the University of Minnesota Morris, and her J.D. degree, *cum laude*, from William Mitchell College of Law.

Fritz Knaak has been practicing law for nearly 45 years in Minnesota and 30 in Wisconsin and Colorado. He is the head of municipal and real estate development law with Northstar Law Group. Mr. Knaak has tried cases and argued appeals throughout the country in both State and Federal Courts. For nearly that whole period he has been a city attorney. Past clients include the Minnesota cities of Fridley, Maplewood, Lake Elmo, Newport and Afton. He is currently city attorney for Ramsey and Taylors Falls, Minnesota, and continues to represent private clients on a variety of matters. He also has considerable experience in litigation involving title insurance claims and title insurance. Mr. Knaak served ten years in the Minnesota Senate, representing a district in the northeastern suburbs of the Twin Cities. He was special counsel to the Minnesota Secretary of State in redistricting litigation and was lead counsel on the Senator Norm Coleman election recount. Mr. Knaak is a frequent commentator on Twin Cities news programs on political matters and is a frequent guest political panelist of the Twin Cities Public Television Almanac program. He also regularly teaches in national seminars on municipal law and has published a number of essays and articles on various topics. His article "*Using Development Agreements to Further Environmental Ends: A Case Study*" will be published this summer in the ABA's Probate and Real Property Section magazine. Mr. Knaak earned his B.A. Degree, *summa cum laude*, from John's University, and his J.D. degree from the University of Minnesota Law School.

Jay T. Squires is a founding shareholder of Squires, Waldspurger & Mace, P.A. Mr. Squires received his B.A. degree from the University of Minnesota, Duluth and his J.D. degree from William Mitchell College of Law. Prior to founding RASW, Mr. Squires was an associate and shareholder at Ratwik, Roszak & Maloney, P.A. Mr. Squires represents school districts, counties and cities throughout Minnesota and Wisconsin. His primary areas of practice and experience include general municipal and school law, real estate, land use and zoning, condemnation, construction disputes, and municipal litigation, including appellate work. He has argued over 50 cases to Minnesota's Appellate Courts. Mr. Squires has been a frequent presenter to professional groups and organizations in the areas of his practice. He is a real property specialist certified by the Minnesota State Bar Association and is licensed to practice in both federal and state courts in Minnesota and Wisconsin.

Patrick Steinhoff is a partner with Malkerson Gunn Martin LLP. He focuses his practice on civil litigation, real estate and land use. Mr. Steinhoff represents parties in civil litigation in both state and federal court relating to many different types of real estate and debtor-creditor issues, including, but not limited to, landlord-tenant disputes, debt collection, mortgage foreclosures, lien foreclosures, title registrations, title defects, boundary disputes, insurance coverage, breaches of contract, construction defects, property damage, condemnation, inverse condemnation, property taxes, special assessments, and all manner of land use issues. In addition to his litigation practice, he assists clients in the preparation and submission of many types of land use applications, including, but not limited to, re-zoning applications, re-guiding applications, conditional use permit applications, interim use permit applications, variance applications, preliminary and final plat applications, appeals from administrative decisions, and wetlands applications. As noted, he represents parties in trial and appellate court litigation relating to land use and zoning approvals, denials and enforcement actions. Mr. Steinhoff is a graduate of the United States Military Academy and was formerly an infantry officer in the United States Army. He is also a graduate of the University of Minnesota Law School.

Jon W. Morphew is a 1998 graduate of the University of Nebraska College of Law and is the owner of Morphew Law Office, PLLC. Mr. Morphew has been practicing primarily in the areas of real estate law, eminent domain law and relocation benefits law for the past 23 years. Mr. Morphew has done numerous bench trials, jury trials and appellate litigation cases on in these areas of law and has been a featured presenter at numerous seminars on these topics. Mr. Morphew currently serves as the vice-president of the Monticello Economic Development Authority and is the past president of the Minnesota Eminent Domain Institute, as well as a past board member of FiberNet Monticello, a community-owned fiber optics telecommunications company.

Credit Information

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