

---

On Tue, Jul 30, 2019, 1:03 PM Joseph J. Langel <[jjl@ratwiklaw.com](mailto:jjl@ratwiklaw.com)> wrote:

Michael and Sara St. Clair,

I am responding to a request for information you made by phone to Chloe McGuire Brigl this morning.

With respect to the easement, the southerly 33 feet of your property has been subject to an easement for roadway purposes since some time prior to 1977. While the City has the right to use the recorded easement for road purposes, it has not done so. The portion of 148<sup>th</sup> Street that lies within the easement upon your property has never been improved or maintained as a public road or opened to the public as such.

With respect to the complaint, there was a formal complaint filed against you on July 1, 2019 for the home-based business. City Staff has since worked with the you to get a draft administrative home occupation permit for the landscape business, though the permit has not been formalized or signed by the City or you.

Let me know if you need any additional information.

Joe

**Joseph J. Langel**

Ratwik, Roszak & Maloney, P.A.  
730 Second Ave. South, Suite 300  
Minneapolis, MN 55402

PH: 612-339-0060 | Direct Fax: 612-225-6860

Web: [www.ratwiklaw.com](http://www.ratwiklaw.com)