



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

April 15, 2025

Rickie & Victoria Kampschroeder
115 N. Angela St.
Wichita, KS 67235

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

Ref: VAC2025-00004: Vacation request in the City for portions of 10-foot and 20-foot utility easements on property located on the east side of South 135th Street West and one-half mile north of West Maple Street (115 N. Angela Street).

Dear Applicant,

At the **Tuesday, April 15, 2025**, meeting of the Wichita City Council, the above-referenced vacation request was approved.

This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen', written over a faint circular stamp.

Philip Zevenbergen
Current Plans
Division Manager



**Wichita-Sedgwick County
Metropolitan Area
Planning Department**

March 14, 2025

Rickie & Victoria Kampschroeder
115 N. Angela St.
Wichita, KS 67235

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Rd.
Wichita, KS 67206

Ref: VAC2025-00004: Vacation request in the City for portions of 10-foot and 20-foot utility easements on property located on the east side of South 135th Street West and one-half mile north of West Maple Street (115 N. Angela Street).

Dear Applicant,

At the **Thursday, March 13, 2025**, meeting of the Metropolitan Area Planning Commission (MAPC), the above-referenced vacation request was approved subject to the following conditions:

- (1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described utility easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) All improvements shall be according to City Standards and at the applicants' expense.
- (3) Provide Planning with a legal description of the vacated portion of the platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (4) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

These conditions have been met. Therefore, this case is scheduled for final action by the Wichita City Council on **Tuesday, April 15, 2025**. This letter also serves as a reminder that the vacation notification signs should now be removed from the property. If you have any questions concerning this case, please contact our office at 268-4421.



Tonya Buckingham

**BEFORE THE CITY COUNCIL OF THE
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF PORTIONS OF A
PLATTED 10-FOOT UTILITY EASEMENT AND PLATTED
20-FOOT UTILITY EASEMENT**

**GENERALLY LOCATED ON THE EAST SIDE OF NORTH
135TH STREET WEST AND ONE-HALF MILE NORTH OF
WEST MAPLE STREET**

VAC2025-00004

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 15th day of April 2025, comes on for hearing the petition for vacation filed by Rickie and Victoria Kampschroeder (owners) praying for the vacation of portions of a platted 10-foot utility easement and a 20-foot utility easement, to wit:

Portions of easements to be vacated:

A tract of land lying within portions of Lot 4, Block 4, Rainbow Lakes West 3rd Addition, Wichita, Sedgwick County, Kansas, as prepared by Ernest Patrick Fink, Professional Surveyor, License Number 1459, on February 3, 2025, said tract of land being described as follows:

The south 5 feet of said Lot 4, EXCEPT, the west 20 feet thereof, TOGETHER WITH, the south 20 feet of the north 45 feet of said Lot 4, EXCEPT the west 20 feet thereof.

The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle and at www.wichita.gov/LegalNotices on February 20, 2025, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described portions of a platted 10-foot utility easement and a 20-foot utility easement, and the public will suffer no loss or inconvenience thereby.

April 15, 2025
VAC2025-00004

**BEFORE THE CITY COUNCIL OF THE
CITY OF WICHITA, SEDGWICK COUNTY, KANSAS**

**IN THE MATTER OF THE VACATION OF PORTIONS OF A)
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VAC2025-00004

MORE FULLY DESCRIBED BELOW

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The City Council, after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, makes the following findings:

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2. No private rights will be injured or endangered by the vacation of the described portions of a platted 10-foot utility easement and a 20-foot utility easement, and the public will suffer no loss or inconvenience thereby.

April 15, 2025
VAC2025-00004

3. In justice to the petitioner, the prayer of the petitioner ought to be granted.
4. No written objection to said vacation has been filed with the City Clerk by any owner or adjoining owner who would be a proper party to the petition.
5. The vacation of the described portions of a platted 10-foot utility easement and a 20-foot utility easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 15th day of April 2025, ordered that the above-described portions of a platted 10-foot utility easement and a 20-foot utility easement are hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Sedgwick County Register of Deeds for recording.



Lily Wu, Mayor, City of Wichita

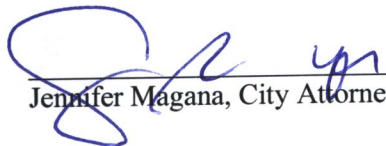
ATTEST:



Paul Leeker, City Clerk



Approved as to Form:



Jennifer Magana, City Attorney and Director of Law

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	636629	Print Legal Ad-IPL02177390 - IPL0217739		\$70.80	2	58 L

Attention: Mandy Hebert
 CITY OF WICHITA/PLANNING DEPT
 271 WEST THIRD ST., 2ND FL, SU 203
 WICHITA, KS 67202

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on February 19, 2025
(One Time Only)
MAPC/BZA March 13, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, March 13, 2025, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421. Full notice can be found at www.wichita.gov/LegalNotices.

CON2024-00278: Conditional Use request in the City to permit a Short Term Rental on property zoned SF-5 Single-Family Residential District; located within one-quarter mile south of East Central Ave. and within one-half mile east of North Rock Road (8539 E. Brookhollow Ln).

CON2025-00023: Conditional Use to allow Event Center in the City to have small gatherings on property zoned GC General Commercial District, generally located on the northeast corner of East Douglas Avenue and North Hillside Avenue (3202 East Douglas Avenue).

CON2025-00024: Conditional Use request in the City (with ZON2025-0003 from GO to LC) to permit a Carwash within 200 feet of residential zoning, generally located on the southwest corner of East Kellogg and South 143rd Street East.

CUP2025-00005: CUP Amendment in the City to the North Ridge Village CUP DP-280 to permit Warehouse, Self-Storage and exclude Parcel 4 from architectural controls, on property zoned LC Limited Commercial, located one-quarter mile west of N. Ridge Rd. and within one-half mile north of W. 37th St. North.

CUP2025-00006: CUP Amendment to Dugan Centre DP-151 to allow Warehouse, Self-Service Storage on Parcel 3A and modify architectural controls, generally located on the south side of West Taft Avenue, within one-quarter mile east of South Ridge Road (6803 West Taft Avenue).

VAC2025-00002: Vacation request in the City to vacate a sewer easement under an existing building, located approximately 680 feet east of the intersection of S. Seneca St. and West 31st St. S. (928 W. 31st St. S.)

VAC2025-00003: Vacation request in the City to vacate a portion of a utility easement to develop a warehouse on existing property zoned GI General Industrial District, generally located on southwest corner of 37th Street N & Saint Francis Street.

VAC2025-00004: Vacation request in the City to vacate a portion of Oak Street Right-of-Way to allow to create a private parking area for a commercial campus, generally located on within one-block north of West Douglas Avenue and one block west of North Sycamore (130 N Oak St).

VAC2025-00005: Vacation request in the City to vacate a portion of a utility easement to allow for development on property zoned GC General Commercial (PO 282 & 416), generally located on northwest corner of North Hoover Avenue & West Central Avenue (715 N & 721 N Hoover Ave).

ZON2025-00002: Zone change request in the City from LC Limited Commercial District to CBD Central Business District, generally located on the southeast corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue, D-O Delano Overlay).

ZON2025-00003: Zone change request in the City from GO General Office to LC Limited Commercial (with CON2025-00024) to permit a Carwash within 200 feet of residential zoning, generally located on the southwest corner of East Kellogg and South 143rd Street East.

IPL0217739
 Feb 19 2025

In The STATE OF KANSAS
 In and for the County of Sedgwick

1 insertion(s) published on:
 02/19/25

STATE OF KANSAS)

SS

County of Sedgwick)

Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 02/19/2025 to 02/19/2025.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
 DATED: 02/19/2025

Amy Robbins

Notary Public in and for the state of South Carolina,
 residing in Beaufort County



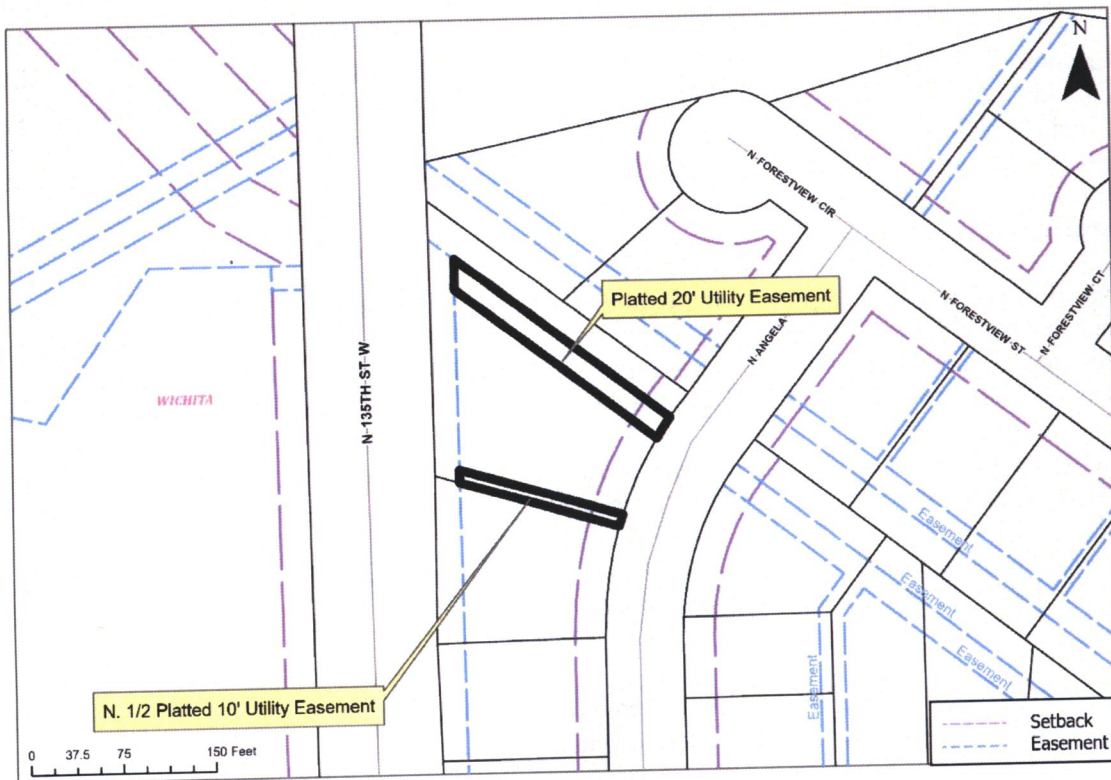
AMY L. ROBBINS
 NOTARY PUBLIC
 SOUTH CAROLINA
 MY COMMISSION EXPIRES 11-03-32

Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

STAFF REPORT

- CASE NUMBER:** VAC2025-00004 - Request to vacate portions of 10-foot and 20-foot utility easements.
- OWNER/APPLICANT:** Rickie & Victoria Kampschroeder (Applicants)/ MKEC Engineering, Inc. (Agent)
- LEGAL DESCRIPTION:** Generally described as vacating the north 5 feet of a 10-foot utility easement along the south property line together with vacating a 20-foot utility easement near the north property line on Lot 4, Block 4, Rainbow Lakes West 3rd Addition, Wichita, Sedgwick County, Kansas. (see attached legal description).
- LOCATION:** Generally located on the east side of North 135th Street West and one-half mile north of West Maple Street (115 N. Angela Street). (WCC V).
- REASON FOR REQUEST:** To remove unused easements from the property for which structures currently encroach.
- CURRENT ZONING:** The subject site along with properties to the north, south, east, and west are zone SF-5 Single-Family Residential District (SF-5). Properties to the north, east, and south are developed with single-family dwellings. Property to the west is a large lot single-family residence.

VICINITY MAP:



3. In justice to the petitioner, the prayer of the petition ought to be granted.

Conditions (but not limited to) associated with the request:

- (1) Abandonment or relocation/reconstruction of any/all utilities made necessary by the vacation of the described utility easement shall be to City Standards and shall be the responsibility and at the expense of the applicant. As needed provide approval from franchised utilities for the relocation of franchised utilities. All to be provided to the Planning Department prior to this case going to City Council for final action.
- (2) All improvements shall be according to City Standards and at the applicants' expense.
- (3) Provide Planning with a legal description of the vacated portion of the platted utility easement on a Word document via E-mail that can be used on the Vacation Order. This must be provided to the Planning Department prior to this case going to City Council for final action.
- (4) Per MAPC Policy Statement #7, all conditions are to be completed within one year of approval by the MAPC or the vacation request will be considered null and void. All vacation requests are not complete until the Wichita City Council or the Sedgwick County Board of County Commissioners have taken final action on the request and the vacation order and all required documents have been provided to the City, County and/or franchised utilities and the necessary documents have been recorded with the Register of Deeds.

SUBDIVISION COMMITTEE'S RECOMMENDED ACTION












The Subdivision Committee recommends approval per staff recommendations.

Attachments:

1. Vacation Exhibit
2. Aerial Map
3. Legal Description

Aerial Map

VAC2025-04

-  City Limits
-  Storm Structures
-  Enclosed Gravity Pipe
-  Force Main
-  Open Channel
-  Siphon
-  Water Hydrants
-  Sewer Manholes
-  Sewer Mains
-  Water Valves
-  Water Mains

