

DR 81-15 - "K-42 Estates Improve-  
ment District"

**ACTION**

DATE

COMMITTEE \_\_\_\_\_

4-23-81

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

April 16, 1981

Metropolitan Area Planning Commission  
Robert A. Lakin, Director of Planning


K-42 Estates Improvement District

The residents of the area known as K-42 Estates have petitioned the Board of County Commissioners for the creation of an improvement district. Attached is their notice of hearing and their statement of resident owners of the K-42 Estates property. This is an area southwest of the City of Wichita, at about 55th Street South and K-42. It is essentially developed with mobile homes.

My understanding is that the area has need of a water supply, both for portable water and for fire fighting. This will be on the County Commission agenda for April 29. This is an area which was platted in 1969. Although it is an area where we would not encourage new development, it is obvious that the area is well developed and probably legitimately has needs for these services.

The State statutes require that notice be given to the Planning Commission, the Division of Planning and Economic Development for the State of Kansas, and to the City of Goddard.

I have no objections to the creation of the district based on their need for services. The Planning Commission may take such action as it deems appropriate. No action is required, and unless you have specific comments to make, I will be making no presentation to the County Commission at their hearing.

  
\_\_\_\_\_  
Robert A. Lakin  
Director of Planning

RAL:rme

- Attachments -
- 1) Notice of Hearing
  - 2) Statement of Resident  
Owners of K-42 Estates  
Property
  - 3) Plat

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE PETITION  
FOR THE ESTABLISHMENT OF AN  
IMPROVEMENT DISTRICT TO BE  
KNOWN AS "K-42 ESTATES  
IMPROVEMENT DISTRICT, SEDGWICK  
COUNTY, KANSAS"

RECEIVED

APR 15 1981

METROPOLITAN PLANNING

ROUTE

NOTICE OF HEARING

STATE OF KANSAS            )  
                                  )ss.  
COUNTY OF SEDGWICK        )

NOTICE IS HEREBY GIVEN that on the 11th day of March, 1981, there was presented to the Board of County Commissioners of Sedgwick County, Kansas, a petition signed by Bennett P. Crawford and others praying for the establishment, incorporation and organization of an improvement district in the following described territory in Sedgwick County, Kansas, to-wit:

Southwest Quarter (1/4), of Section 22, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

The said Board of County Commissioners has made and entered an order setting said petition for hearing at 10:00 o'clock a.m. on the 29th day of April, 1981, in the office of said Board of County Commissioners in the Sedgwick County Court House at Wichita, Kansas, a notice of said hearing and a copy of said petition was directed to be mailed to the Chairman of the Wichita-Sedgwick County Metropolitan Area Planning Commission, to the Director of the Division of Planning of the Kansas Department of Economic Development and to the City of Goddard, Kansas, not less than fifteen (15) days before the day fixed for said hearing.

THEREFORE NOTICE is hereby given of the filing of said petition and that a hearing thereon will be held at the office of the Board of County Commissioners in the Sedgwick County Court House at Wichita, Kansas on the 29th day of April, 1981, at 10:00 o'clock a.m. of said day and that at said time and place the said Board

MATLACK, FOOTE, SCOTT, JOSEPH & WILKINSON, P.A.

Attorneys at Law  
301 NORTH MARKET  
WICHITA, KANSAS 67208  
268-7516

of County Commissioners will consider said petition and ascertain and determine the sufficiency of the notice of said hearing and make its findings in relation thereto and cause the same to be entered upon the records of said Board and will at said time and place hear all persons appearing who may be in favor of the granting of the prayer of said petition or opposed thereto and will hear any and all evidence that may be offered for the purpose of ascertaining whether the said petition is in proper form and signed by the required number of qualified signers as required by law, and whether the statements contained in said petition are true; and if it is found that the petition conforms in all respects with the law and the rules governing such cases and that the statements therein contained are true, then said Board of County Commissioners will make a finding and decision to that effect and will declare the territory described in said petition and in this notice to be and constitute a public corporation and thenceforth the said territory and the residents residing therein and their successors shall constitute a body politic and corporate under the corporate name of "K-42 ESTATES IMPROVEMENT DISTRICT, SEDGWICK COUNTY, KANSAS," and shall have perpetual succession; and an order will be entered by said Board fixing a time and place of holding an election to choose the first officers of said improvement district as required by law.

Dated at Wichita, Kansas, this 8th day of April, 1981.

DOROTHY K. WHITE  
County Clerk  
Sedgwick County, Kansas

TO: Board of County Commissioners  
Sedgwick County, Kansas  
Wichita, Kansas

COME NOW, below named persons, who are the owners of Real Estate situated in the tract legally described as:

The Southwest Quarter of Section 22, Township 28 South,  
Range 2 West, of the 6th Principal Meridan, Sedgwick  
County, Kansas.

Containing 159.6400 acres more or less, and request that said property be incorporated as an improvement district to be known as K42 Estates Improvement District, as provided by K.S.A. 19-2753 et seq.

Husband	Wife	Property Owned	
		Lot	Block
<u>Bennett P. Crawford</u>	_____	<u>14</u>	<u>12</u>
<u>Alfred L. Ladd</u>	_____	<u>3</u>	<u>11</u>
<u>John E. Belden</u>	_____	<u>2</u>	<u>11</u>
<u>Ronald Stever</u>	<u>Jean Stever</u>	<u>3</u>	<u>13</u>
_____	<u>Kathleen R. Cox</u>	<u>10</u>	<u>4</u>
_____	<u>Freda L. Davis</u>	<u>3</u>	<u>1</u>
<u>Caron E. Rickwell</u>	<u>Betsy K. Rickwell</u>	<u>8</u>	<u>4</u>
<u>Jerry Colborn</u>	_____	<u>6</u>	<u>13</u>

Petition  
 K42 Improvement District  
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Husband	Wife	Property Owned	
		Lot	Block
<u>Larry Switzer</u>	_____	<u>2</u>	<u>10</u>
<u>David J. Hartman</u>	<u>Carole J. Hartman</u>	<u>6</u>	<u>9</u>
<u>Stephen Younger</u>	<u>Joy J. Younger</u>	<u>5</u>	<u>5</u>
<u>Willie E. Hanson</u>	<u>Betty Lee Bauer</u>	<u>4</u>	<u>5</u>
<u>Jack Edwards</u>	_____	<u>3</u>	<u>5</u>
<u>Robert Michael</u>	_____	<u>2</u>	<u>5</u>
<u>Shen Michael</u>	_____	<u>4</u>	<u>6</u>
<u>Jack Wedel</u>	<u>Susan Wedel</u>	<u>1</u>	<u>10</u>
<u>Chuck Schulz</u>	_____	<u>7</u>	<u>12</u>
<u>James C. Rubin</u>	_____	<u>8</u>	<u>12<sup>s</sup></u>
<u>William Castle</u>	_____	<u>5</u>	<u>12</u>
<u>Kenny Campbell</u>	<u>Jane Campbell</u>	<u>13</u>	<u>12</u>
<u>William C. Roford</u>	<u>Laura Loford</u>	<u>1</u>	<u>13</u>
_____	_____	_____	_____



Petition  
 K42 Improvement District  
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Husband	Wife	Property Owned	
		Lot	Block
<u>Herald S. Hoopfinger</u>	<u>Ruth Hoopfinger</u>	4	<del>2</del> 2
<u>J W Brown</u>	<u>Carol Brown</u>	6-7	<del>2</del> 2
<u>Reggie J. Dulac</u>	<u>Hilda Dulac</u>	14	3
<u>Frank Holo</u>	<u>Pam Holo</u>	4	3
<u>_____</u>	<u>Patty Black</u>	4	12
<u>_____</u>	<u>Alma Hicks</u>	5	15
<u>Elmer Ward</u>	<u>Patsy L. Ward</u>	7	15
<u>Keroy Daniels</u>	<u>Barbara Daniels</u>	3	2
<u>Art Hillman</u>	<u>Jean Hillman</u>	7	1
<u>Robert Luby</u>	<u>Peggy Luby</u>	1	1
<u>Robert D. Stephens</u>	<u>_____</u>	6 3	11 16
<u>Michael S. McGhee</u>	<u>KATHLEEN</u>	4	10
<u>Charles D. Thatt</u>	<u>Supreme Thatt</u>	2	16
<u>_____</u>	<u>_____</u>	—	—





Petition  
 K42 Improvement District  
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Husband	Wife	Property Owned	
		Lot	Block
_____	Lena M. Westman	2	7
_____	Norma Carnahan	3	6
<del>Terry Jennings</del>	_____	—	—
Terry Jennings	Joseph Jennings	5	2
_____	Louise Strader	2	2
Kenith D. Gilbert	Glennet Gilbert	2	6
Everett Dalton	_____	7	7
Dal Pennell	Jackie Pennell	1/4	15
_____	Jackie Pennell	5	5
Michael R. Cook	_____	6	7
Carl L. Strader	Marcia J. Strader	8	6
Jim Bishop	Phyllis Lister	6	10
Spurg L. Birt	Lou Paulter	6	6
Lloyd Becket	Deloris Becket	4	7









STATEMENT  
OF  
RESIDENT OWNERS  
OF  
K42 ESTATES PROPERTY

The petitioners for incorporation of K42 Estates Improvement District allege as follows:

1. That the quantity of land embraced in the proposed District is 159.64 acres more or less, all of which is platted.
2. The property described is served by streets maintained by Illinois Township and are surfaced with gravel, has no public water system as each tract owner is providing its own well, has no public sewage disposal system with each tract providing its own septic tanks, is served by the Sedgwick County Fire District for fire protection and Sedgwick County Sheriff for police protection.
3. That the water being provided by the residents of the district has shown indications of becoming polluted from septic tanks within the district and inadequate water is available for fighting fires.

The intention of the incorporators is to provide a water system for this district, which would better serve the health needs of the community and provide some degree of fire protection.



**DOROTHY K. WHITE**  
**County Clerk**

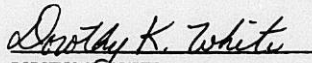
Room 211  
Sedgwick County Courthouse  
Wichita, Kansas 67203  
Telephone (316) 268-7636

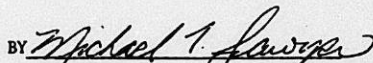
February 24, 1981

Mr. Don Matlack, Attorney  
301 N. Market  
Wichita, Kansas 67202

Dear Sir:

The total assessed valuation of K-42 Estates Addition on the  
real estate tax roll as of October 30, 1980 is \$137,960.00.

  
DOROTHY K. WHITE  
SEDGWICK COUNTY CLERK

BY   
MICHAEL T. SAWYER, CHIEF DEPUTY

MTS/nk





Create a DR file for "K-42 Estates Improvement  
District"

DR-81-15