

PLAT NO. S/D 72-62 MAP NO. 5442

NAME GLOEGE ADDITION

LOCATION On the west side of Broadway in an area
north of 43rd Street South

ENGINEER Moehring & Associates

OWNER Lyle R. Gloege

APPLICATION FILED 6-5-72

SKETCH PLAT FILED ~~6-5-72~~ Jones

*PRELIMINARY FILED 6-5-72

S/D ACTION 6-15-72 Defer

* S/D " 7-6-72 Defer ; S/D ACTION 7-20-72 Defer
FINAL FILED 11-6-72 Indefinitely

S/D ACTION 11-16-72 Approved subj to conditions

MAPC ACTION 11-27-72 Approved subj to conditions

BCC ACTION 7-17-73 Copied

RECORDED Sept. 25, 1973

REMARKS

* Revised prelim filed - 9-25-72
S/D Com action Approved 10-5-72

ACTION

	DATE
^{S/D} COMMITTEE (prelim) <u>Refer</u>	<u>6-15-72</u>
* ^{S/D} (prelim) <u>Refer</u>	<u>7-6-72</u>
M.A.P.C. approved subj to conditions	<u>11-27-72</u>
B.C.C. #18000 <u>Approved</u>	<u>7-17-73</u>
* ^{S/D} Com. (prelim.) <u>defer in ^{definitively}</u>	<u>7-20-72</u>
^{S/D} Comm (prelim.) <u>Approved</u>	<u>10.5.72</u>
^{S/D} Comm (Enr) <u>Approved subj</u>	<u>11-16-72</u>
	<u>to conditions</u>

S/D 72-62 - GLOEGE ADDITION - on
the west side of Broadway in an
area north of 43rd St. So.
Moehring & Associates

Map No. 5442
Sec. No. 17
Twp. No. 28
Range 1E

Subdivision Report and Progress
S/D No.: 72-62

Name: GLOEGE ADDITION

General Location: On the west side of Broadway in an area north of 43rd Street South

Owner: Lyle R. Gloege

Address: 4309 South Broadway 67216 Phone: 524-8321

Subdivider: _____

Address: _____ Phone: _____

Engineer/Surveyor: Moehring & Associates

Address: 314 Brown Bldg. Phone: 263-6781

Application Received 6-5-72
Conf. with Applicant none
Sketch Plat Received 6-5-72
Present Zoning "C" & "E"
Proposed Zoning "C" & "E"
Letter of Intent none

FINAL PLAT RECEIVED 11-6-72
S/D Comm. Action 11-16-72 Approved
subj to conditions
Dept. Report on Final 11-17-72
M.A.P.C. ACTION 11-27-72 Approved subj. to condition
Dept. Report on Final _____

** PREL. PLAT RECEIVED 6-5-72
* S/D Comm. Action 6-15-72 Defer
7-6-72 Defer; 7-20-72
Dept. Report on Prel. 6-19-72 / 7-7-72

Letter on Irons Received N/A
Title/Taxes Rec'd & Reviewed 3/29/73
Final Review 7-12-73
Referral to B.C.C. 7-12-73

* S/D Com. 7-20-72 Defer indefinitely B.C.C. ACTION 7-17-73 Approved

TRACING PROGRESS:
Received 7-6-72
Released _____
Received _____
Released _____

Recorded Sept 25, 1973

Comments:

** Revised Prelim Plat received 9-25-72
S/D Comm. Action 10-5-72 Approved

8-29-73 Called Don Moehring to pick tracing for recording

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

F
9-5-73

GLOEGE ADDITION was

filed for record on Sept. 25, 1973

John Hale
Register Of Deeds

T9-328

August 22, 1973

Elmer Karstensen, Executive Assistant

Jack H. Galbraith, Chief Planner

S/D 72-62 GLOEGE ADDITION, Petition Guarantees

On July 17, 1973, the above captioned plat was approved by the Board of City Commissioners. Among the conditions of the plat approval was the requirement that the applicant guarantee the extension of sanitary sewer to serve subject property, the paving of Main Street Circle and the construction of a sidewalk on the west side of Broadway. The action of the Governing Body was to approve the plat subject to the submission of the appropriate guarantees for the aforementioned improvements.

Attached herewith are valid petitions for the sanitary sewer extension, sidewalk construction and a less than 100% paving petition for Main Street Circle. The City Engineer has sent the appropriate notice to the affected property owners advising them that the street paving petition will be considered by the Governing Body on August 28, 1973. These petitions should be placed on the Manager's Agenda for the Board of City Commissioners regular meeting of August 28, 1973. If you have any questions concerning this matter, please call.

JHG:rw
attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	72-62	Name	GLOEGE ADDITION	
Application Filed:	6-5-72	Sketch Filed:	None	
Preliminary Plat Filed:	9-25-72	Rev. Approved by S/D:	10-5-72	
Final Plat Filed:	11-6-72	Approved by S/D:	11-16-72	
Approved by Metropolitan Area Planning Commission:			11-27-72	

DESCRIPTION

General Location: West side of Broadway in an
area north of 43rd Street South

Surveyor or Engineer: Moehring & Associates
Owner: Lyle R. Gloege
Address: 4309 South Broadway 67216

- | | | | |
|--------------------------|-----------------------------|--|----------------------|
| 1. Gross Acreage of Plat | <u>10.8</u> | 5. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>20</u> R/W <u>265.39</u> ft. | |
| Residential | <u> </u> | b. <u>70</u> R/W <u>453</u> ft. | |
| Commercial | <u>2</u> | c. <u>30</u> R/W <u>151.72</u> ft. | |
| Industrial | <u>5</u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots: | <u>7</u> | TOTAL | <u>870.11</u> ft. |
| 3. Minimum Lot Frontage: | <u>126.91</u> ft. | 6. Existing Zoning: | <u>"C" & "E"</u> |
| 4. Minimum Lot Area | <u>27,724</u> sq.ft. | | |

Valid petitions have been submitted guaranteeing the paving of Main Street Circle and the extension of sanitary sewer to serve subject property. A performance bond in the amount of \$3,742.10 has been submitted guaranteeing the extension of City water to serve subject property. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners. Harrison moved, Kamen seconded and it carried unanimously. (Blakey absent.)

NOTE: An associated Case V-0624 - Vacation of a portion of 43rd Street appears elsewhere on this agenda.

ACTION: Accept the bond, approve the petitions and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, Wile R. George & Margie M. George, owner and plat-
tor of George Addition Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. Paving of Main Street Circle.
2. Extension of sanitary sewer and city water to serve the p
3. Sidewalk adjacent to the west side of Broadway
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, lots within George Addition Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 29th day of June, 19 73.

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 29th day of June,
19 73, before me, a notary public in and for said County and State,
came Wile R. George & Margie M. George, to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.

Notary Public

My Commission Expires:

T9-128

MICROFILMED
FROM THE BEST
AVAILABLE COPY

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That, we LYLE R. GLOEGE as Principal, and COMMERCIAL UNION INSURANCE COMPANY as Surety, are held and firmly bound unto the City of Wichita, County of Sedgwick and State of Kansas, in the sum of Three Thousand Seven Hundred Forty Two and 10/100 \$3,742.10 Dollars, lawful money of the United States, for payment of which will and truly to be made, we bind ourselves, our heirs, executors, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, said Principal will make the following improvements. All improvements and other work as set forth to be done and performed in accordance with the plans, specifications and provisions as determined by the City of Wichita for the development and improvement in Gloege Addition (name of subdivision) Plat located in Section 17, Township 28S Range 1E, Sedgwick County, Kansas.

NOW, THEREFORE, the said Principal shall perform the following obligations and conditions:

1. Water Main Extension on Main St. Circle North from 43rd St. South
 2. *
 3. *
 4. *
 5. Reimbursement to the City of Wichita at an actual cost figure, all costs and expenses related to the preparation of plans and specifications and the inspection of construction of the above listed projects.
- which obligations and each of them shall be performed on or before July 5, 19 75 ** and all of which shall be performed and accomplished in accordance with presently established standards and specifications of the Department of Public Works of the City of Wichita.

NOW, THEREFORE, if the said Principal shall fully and faithfully perform all the work specified to be done and performed within the time prescribed, and in accordance with the plans, specifications and provisions, therefore, to which reference is here made; then this obligation shall be void; otherwise to remain in full force and effect in law; it being expressly understood and agreed that the liability of the Surety for any or all claims hereunder, shall in no event exceed the penal amount of this obligation, as herein stated. It is expressly understood that the City may declare said bond forfeited if the conditions herein have not been fully complied with in every respect and further, that the City may install said projects and pay for same out of said forfeited bond funds.

The said Surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the plans or specifications therefore, or any extension of time, shall in any wise affect the obligation of said Surety on its bond.

IN WITNESS WHEREOF, we have hereunto set our hand and seals on this 5th day of July, 1973

Lyle R. Gloege
[Signature] Principal
Commercial Union Insurance Company Surety

By [Signature]
Lucille Wray (Attorney-in-Fact)

* Insert N/A (Not Applicable) when blanks are not used.

** Insert date, 2 years following the date of approval of the final plat by the Planning Commission.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Be it remembered that on this 5th day of July, 19 73, before me, a Notary Public in and for said County and State, came Lyle R. Gloege and [Signature] (Principal) (Surety)

to me personally known to be the same persons executing the foregoing instrument of writing and duly acknowledged the execution of same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

[Signature] Notary Public

My Commission Expires: October 26, 1975
My Commission Expires:

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the COMMERCIAL UNION INSURANCE COMPANY, a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts, and having its principal office in the City of Boston, Mass., hath made, constituted and appointed, and does by these presents make and constitute and appoint **JOHN W. TUCKER, MILTON L. MUELLER, LUCILLE WRAY, FRANK Y. DICKEHUT, FRED JOHNS, JR., SHIRLEY ANN HADLEY and JUDSON E. TERRY, JR.,** all of Wichita, Kansas

and each of them its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf as surety any and all bonds or undertakings

and the execution of such bonds or undertakings in pursuance of these presents, shall be binding upon said Company as fully and amply, to all intents and purposes, as if such bonds were signed by the President, sealed with the corporate seal of the Company, and duly attested by its Secretary, hereby ratifying and confirming all the acts of said Attorney-in-Fact pursuant to the power herein given. This Power of Attorney is made and executed pursuant to and by authority of the following resolutions adopted by the Board of Directors of the COMMERCIAL UNION INSURANCE COMPANY at a meeting duly called and held on the twenty-seventh day of July, 1972:

Resolved, That the President, or any Vice-President, or any Assistant Vice President, may execute for and in behalf of the company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, the same to be attested when necessary and the seal of the company affixed thereto by the Secretary, or any Assistant Secretary; and that the President, or any Vice President, or Assistant Vice President, may appoint and authorize an Attorney-in-Fact to execute on behalf of the company any and all such instruments and to affix the seal of the company thereto; and that the President, or any Vice-President, or any Assistant Vice-President, may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That Attorneys-in-Fact may be given full power and authority to execute for and in the name and on behalf of the company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the company as if signed by the President and sealed and attested by the Secretary, and, further, Attorneys-in-Fact are hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and are also authorized and empowered to certify to a copy of any of the by-laws of the company as well as any resolution of the Directors having to do with the execution of bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and to certify copies of the Power of Attorney or with regard to the powers of any of the officers of the company or of Attorneys-in-Fact.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Directors of the COMMERCIAL UNION INSURANCE COMPANY at a meeting duly called and held on the twenty-seventh day of July, 1972:

"Resolved: That the signature of the President, or any Vice-President, or any Assistant Vice President, and the signature of the Secretary or any Assistant Secretary and the Company Seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Attorneys-in-Fact for purposes only of executing and attesting any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the company as the original signature of such officer and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, the COMMERCIAL UNION INSURANCE COMPANY, has caused these presents to be signed by its Vice-President and its corporate seal to be hereto affixed, by its Secretary this 5th day of February 1973.



Attest: William D. Bogar
Secretary

COMMERCIAL UNION INSURANCE COMPANY

By: John W. Thompson
Vice-President

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK SS.

On this 5th day of February 1973, before me personally came John G. Thompson, Vice-President, and William D. Bogar, Secretary of the COMMERCIAL UNION INSURANCE COMPANY to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they acknowledged the execution of the same, and being by me duly sworn, severally and each for himself deposed and sayeth, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the corporate seal of said Company and that the said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Company.



Robert L. Marzelli
Robert L. Marzelli — Notary Public
(My Commission expires June 5, 1975)

CERTIFICATE

I, the undersigned, Assistant Secretary of the COMMERCIAL UNION INSURANCE COMPANY, a Massachusetts Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked; and furthermore, that The Resolutions of the Board of Directors set forth in the power of attorney are now in force.
Signed and sealed at the City of Boston. Dated this 5th day of July 19 73



C68001

Earle E. Leavitt
Assistant Secretary

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE July 9, 1973



ON SAFETY
PHASE II

TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Design & Planning Supt.

SUBJECT Gloege Addition

The plattors of Gloege Addition have submitted a valid petition for a water benefit district to serve the portion of this plat adjacent to Broadway and have submitted a performance bond for a water main extension to serve Main Street circle north from 43rd Street South. ~~which is attached~~ *which is attached,* Therefore, our requirements for water service to this area have been fulfilled.

Bill H. Otten
Design & Planning Supt.

cc: John D. Wyndoop, Operations Chief Engineer

BHO/cc

WICHITA COMMUNITY
ROOM 5, BEACON BUILDING



GRIEVANCE OFFICE
WICHITA, KANSAS 67202

*Re: Lakin
File*

Fredrick A. Linde, *Grievance Officer*
Telephone 316 - 262-0272

July 5, 1973
File #1034

Re: S/D 72-62 Gloege
Addition - West side
of Broadway and north
of 43rd Street South.

Mr. Lyle R. Gloege
Truck Hoist Industries, Inc.
4309 South Broadway
Wichita, Kansas

Dear Mr. Gloege:

I am writing to assure you of the continued concern of the Community Grievance Office for your efforts in securing a satisfactory approval of your plat.

I have talked to both Mr. Lakin and Mr. Galbraith of the Metropolitan Area Planning Department and I will be glad to aid and assist both you and Mr. Barr in every possible way. As I mentioned by phone, an examination of your application indicates that relatively little remains to be done and I am sure the entire subject can be concluded in a reasonable time.

I am sure I express the intention of both Mr. Lakin and Mr. Galbraith in bringing this to a rapid and satisfactory conclusion. As for this office we will do anything at any time in order to assist you.

Sincerely,

FAL

Fredrick Linde,
Grievance Officer



FL:pc

cc: Mr. James R. Barr, Attorney at Law
1005 Century Plaza Building
Mr. Bob Lakin, Director of Planning
✓ Mr. Jack Galbraith, Chief Planner, Community Development

WICHITA COMMUNITY
ROOM 5, BEACON BUILDING



GRIEVANCE OFFICE
WICHITA, KANSAS 67202

Fredrick A. Linde, *Grievance Officer*
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I am sure I express the intention of both Mr. Lakin and Mr. Galbraith in bringing this to a rapid and satisfactory conclusion. As for this office we will do anything at any-time in order to assist you.

Sincerely,

Fredrick Linde,
Grievance Officer



FL:pc

cc: Mr. James R. Barr, Attorney at Law
1005 Century Plaza Building
Mr. Bob Lakin, Director of Planning
Mr. Jack Galbraith, Chief Planner, Community Development

*John Newmy
File*



ON SAFETY
PHASE II

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE June 21, 1973

TO Gary Richert, Economic & Industrial Development Officer

FROM Ralph Wulz, City Manager

SUBJECT Truck Hoist Industries, Inc.
Lyle R. Gloege

adln

Your attention is invited to the attached file relative to a complaint filed by Mr. Lyle R. Gloege as to the handling of his applications for a building permit and platting for property at 4309 South Broadway.

This is the first notice this office has received of any difficulties Mr. Gloege has encountered in his attempts to expand his business.

Please take immediate action to contact Mr. Gloege and offer all possible assistance to his project.

Ralph Wulz
Ralph Wulz
City Manager

RW:fjh

Attachment

cc: Robert A. Lakin, Director of Planning ✓
Fred Linde, Community Grievance Officer
James M. Donnell, Mayor



THE CITY OF WICHITA
OFFICE OF Grievance Office

DATE June 26, 1973



TO Bob Lakin, Director of Planning
FROM Fredrick Linde, Grievance Officer

SUBJECT Truck Hoist Industries, Inc.
S-D 72-62-Gloege Addition.

Immediately following our discussions about Mr. Gloege's efforts to secure approval for his plat, I placed a call to his office on June 13. At that time, he was out of town; I left word for him to call. On June 14 Mr. Gloege called and said that he was to be out of town that day and referred me to Mr. Jim Barr, his attorney. On June 14 I called Mr. Barr and volunteered every possible assistance. Mr. Barr made the comment that "planning and zoning appears to be a never, never land." I then suggested that I might serve to guide him through this so-called "never, never land." He thanked me and said that he would be in touch with me. On June 19 I again called Mr. Gloege and told him that we had not heard from Mr. Barr. He explained that Mr. Barr was tied up in court, but he said that he, Gloege, would be in touch with Mr. Barr in the very near future and would tell him of our calls.

As of today, I have had no further calls from either Mr. Gloege or Mr. Barr.

FL

Fredrick Linde,
Grievance Officer

FL:pc

cc: The Honorable James Donnell, Mayor
Ralph Wulz, City Manager



June 22, 1973

Mr. James R. Barr
Attorney at Law
1005 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 72-62 - GLOEGE ADDITION -
West side of Broadway and north
of 43rd Street South.

Dear Mr. Barr:

As we discussed by phone this morning, recently I requested Curtis Newby of our staff to itemize those conditions of approval for the above captioned plat which had not yet been complied with. Attached for your information and files is a copy of his memorandum to the Director of Planning.

Upon your review of this list, if you have questions, please contact either me or Mr. Newby as we are anxious to assist in any way we can so that this plat may be forwarded onto the City Commission for final action. At such time as we receive the corrected plat tracing and the appropriate guarantees, we will schedule this item on the City Commission agenda.

Please contact us if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme
Attachment

cc: Don C. Moehring
314 Brown Building, 67202

Fred Lände, City Grievance Officer
Beacon Building, 67202

*On 6/27/73 Mr. Barr came in with corrected
print, petitions for sewer, sidewalk and street paving.
Advised that petitions for street paving needed to be
taken to City Club, gave him a certificate and advised that
we needed Certificate returned, tracing, and agreement on water. JHG*

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 12, 1973

TO Robert A. Lakin, Director of Planning

FROM Curtis L. Newby, Junior Planner *Newby*

SUBJECT S/D 72-62 - GLOEGE ADDITION

At your request I have reviewed the above referred to plat case file. Following is a listing of as yet uncompleted, or uncompleted with conditions of the plat approval required by the Subdivision Committee and Planning Commission, taken from carbon copies of letters to the applicant and his platting engineer dated November 20, 1972 and November 28, 1972 in the plat case file:

- A. The following changes and additions were to be reflected on the plat which we have not received:
1. A 10-foot utility easement centered on the common lot line between Lots 6 and 7 shall be indicated on the plat.
 2. A 10-foot utility easement centered on the common lot line between Lots 4 and 5, running from the front lot line to the building setback line on said lots, shall be indicated on the plat.
 3. A 20-foot utility easement centered on the common lot line between Lots 1 and 4 and 2 and 3, shall be indicated on the plat.
 4. The name of the cul-de-sac street indicated on the plat shall be changed to read as "Main Street Circle".
 5. The location of the 20-foot water easement indicated on the plat is in error and it shall be deleted from the plat.

reducing from
B. The following improvements were to be guaranteed:

OK
The applicant shall install or guarantee the installation of paving of Main Street Circle.

OK
The applicant shall make satisfactory arrangements and guarantee for the extension of sanitary sewer and City water to serve the plat.

OK
The applicant shall install or guarantee the construction of a sidewalk adjacent to the west side of Broadway Avenue, the total estimated construction cost to be in the amount of \$796.

Page 2
S/D 72-62 - GLOEGE ADDITION
June 12, 1973

4. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- C. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

You should also be advised that earlier this year, the applicant contacted me by telephone to ask what was needed to complete the plat. I referred to the conditions of approval as listed in the two letters he had received and we discussed how to submit the appropriate guarantees, which City Departments to contact regarding the various improvement guarantees, etc. The applicant said he was unsure as to how to proceed since this was his first attempt at platting. I advised him to consult with his engineer who was familiar with platting procedures, and to call me if he had any questions. We have not been contacted again by either the applicant or his engineer.

Please advise if you need further information or wish to discuss this case with me.

CLN:rme

June 22, 1973

Mr. Tom McVey
Answer Man Columnist
The Wichita Beacon
P. O. Box 820
Wichita, Kansas 67201

Dear Tom:

Re: S/D 72-62 - GLOEGE ADDITION

Attached is staff report to me on this subject Re: Trust Hoist Industries, Inc. I believe it is self-explanatory. I have asked Fred Linde to contact Gloege. To date, Gloege, through his attorney, has failed to respond to inquiries from the City (Linde) as to what his problem is and why he has not followed up on his plat approval of November last year. The next move, I believe, is Mr. Gloege's.

If there are any questions concerning the staff report, please call.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:ber

Enclosure

ANSWER-MAN-MEMO

Thomas A. McVey
Answer Man Columnist
The Wichita Beacon
P. O. Box 820
Wichita, Kansas 67201



TO Bob Lakin

AT Metro. Planning Dept.

SUBJECT Truck Hoist Industries, Inc.

DATE 6/20/73

Please review the attached and provide an explanation of reasons for the delay, and any additional information you might have concerning this matter. Thank you.

PLEASE REPLY TO →

SIGNED

Tom McVey

DATE

SIGNED

SEND PARTS 1 AND 3 WITH CARBONS INTACT.
PART 3 WILL BE RETURNED WITH REPLY.

Tom Moehring

TRUCK HOIST INDUSTRIES, INC.

PHONE (316) 522-1559 • 4309 S. BROADWAY • WICHITA, KANSAS 67216



June 8, 1973

Mr. LaVern Miller
Attorney General, State of Kansas
Capitol Building
Topeka, Kansas 66612

Dear Mr. Miller

Approximately 18 months ago, I, Lyle R. Gloege, did apply to the City of Wichita for a building permit at 4309 South Broadway, City of Wichita.

At that time, I was informed that the property was not platted, so I proceeded to take steps to have it platted by employing Mr. Don Moehring, Consulting Civil Engineer, and two local attorneys, to get a plat as required by the City of Wichita.

The steps were taken so as to expand an already steadily growing company, Truck Hoist Industries, Inc., and start another corporation, Bulls Eye Recreation Vehicles, Inc.

To this day, we have not been able to get a plat or building permit. This inaction on the part of the city has forced us to close the latter business resulting in a huge loss, and we cannot, in fact, expand Truck Hoist Industries when the company has doubled its business in the past six months.

This, in my opinion, is an offering of pure stupidity or lack of management when our city officials are traveling to other cities to promote Wichita and questioning each others expense accounts in public; the Chamber of Commerce is traveling to foreign lands to seek out manufacturers, etc.; and I am trying to build a manufacturing business to employ more of the citizens of the city and receive this kind of treatment.

Even if the city were to get off dead center and decide to give me the permit tomorrow, it has already cost the loss of one business, plus the fact of the raise in interest rates of approximately two per cent for the new facilities.

I would also like to point out that neither myself nor the company has ever asked the city for help in the form of

June 14, 1973

Ralph Wulz, City Manager
Robert A. Lakin, Director of Planning

S/D 72-62 - GLOEGE ADDITION
West side of Broadway and
north of 43rd Street South

On Monday we received in the morning mail a copy of a letter addressed to the Attorney General, with copies addressed to various local officials, including the Mayor. In short, Mr. Gloege alleges problems in obtaining a building permit, particularly through the planning process. The Planning Commission, in November of 1972, approved the plat for Mr. Gloege, subject to a number of minor changes to be made on the tracing and subject to guaranteeing of improvements. Correspondence outlining the requirements was made available to Mr. Gloege and his engineer at each and every step of the plat approval process. Copy of a memo from Mr. Newby to me outlining the status of the plat is attached. Inasmuch as this matter has been directed to the attention of State and other officials, including the Mayor, I thought you should be aware of Mr. Gloege's letter and the status of the plat.

Since Mr. Gloege has chosen to communicate with other than local officials, I have asked that the Community Grievance Officer, Mr. Linde, contact Mr. Gloege and determine what specifically is the problem in not completing the plat. I furnished him a copy of the plat, Mr. Gloege's letter and Mr. Newby's response. Mr. Linde stated that he would make the contact and advise us as to the outcome.

RAL:ber

Attachments

June 12, 1973

Robert A. Lakin, Director of Planning

Curtis L. Newby, Junior Planner

S/D 72-62 - GLOEGE ADDITION

At your request I have reviewed the above referred to plat case file. Following is a listing of as yet uncompleted, or uncompleted with conditions of the plat approval required by the Subdivision Committee and Planning Commission, taken from carbon copies of letters to the applicant and his platting engineer dated November 20, 1972 and November 28, 1972 in the plat case file:

A. The following changes and additions were to be reflected on the plat which we have not received:

CL A 10-foot utility easement centered on the common lot line between Lots 6 and 7 shall be indicated on the plat.

CL A 10-foot utility easement centered on the common lot line between Lots 4 and 5, running from the front lot line to the building setback line on said lots, shall be indicated on the plat.

CL A 20-foot utility easement centered on the common lot line between Lots 1 and 4 and 2 and 3, shall be indicated on the plat.

CL The name of the cul-de-sac street indicated on the plat shall be changed to read as "Main Street Circle".

CL The location of the 20-foot water easement indicated on the plat is in error and it shall be deleted from the plat.

B. The following improvements were to be guaranteed:

CL The applicant shall install or guarantee the installation of paving of Main Street Circle.

CL The applicant shall make satisfactory arrangements and guarantee for the extension of sanitary sewer and City water to serve the plat.

CL The applicant shall install or guarantee the construction of a sidewalk adjacent to the west side of Broadway Avenue, the total estimated construction cost to be in the amount of \$796.

Page 2
S/D 72-62 - GLOEGE ADDITION
June 12, 1973

4. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

You should also be advised that earlier this year, the applicant contacted me by telephone to ask what was needed to complete the plat. I referred to the conditions of approval as listed in the two letters he had received and we discussed how to submit the appropriate guarantees, which City Departments to contact regarding the various improvement guarantees, etc. The applicant said he was unsure as to how to proceed since this was his first attempt at platting. I advised him to consult with his engineer who was familiar with platting procedures, and to call me if he had any questions. We have not been contacted again by either the applicant or his engineer.

Please advise if you need further information or wish to discuss this case with me.

CLN:rme

TRUCK HOIST INDUSTRIES, INC.

PHONE (316) 522-1559 • 4309 S. BROADWAY • WICHITA, KANSAS 67216



June 8, 1973

Mr. LaVern Miller
Attorney General, State of Kansas
Capitol Building
Topeka, Kansas 66612

Dear Mr. Miller

Approximately 18 months ago, I, Lyle R. Gloege, did apply to the City of Wichita for a building permit at 4309 South Broadway, City of Wichita.

At that time, I was informed that the property was not platted, so I proceeded to take steps to have it platted by employing Mr. Don Moehring, Consulting Civil Engineer, and two local attorneys, to get a plat as required by the City of Wichita.

The steps were taken so as to expand an already steadily growing company, Truck Hoist Industries, Inc., and start another corporation, Bulls Eye Recreation Vehicles, Inc.

To this day, we have not been able to get a plat or building permit. This inaction on the part of the city has forced us to close the latter business resulting in a huge loss, and we cannot, in fact, expand Truck Hoist Industries when the company has doubled its business in the past six months.

This, in my opinion, is an offering of pure stupidity or lack of management when our city officials are traveling to other cities to promote Wichita and questioning each others expense accounts in public; the Chamber of Commerce is traveling to foreign lands to seek out manufacturers, etc.; and I am trying to build a manufacturing business to employ more of the citizens of the city and receive this kind of treatment.

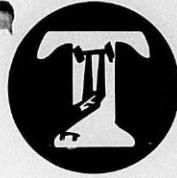
Even if the city were to get off dead center and decide to give me the permit tomorrow, it has already cost the loss of one business, plus the fact of the raise in interest rates of approximately two per cent for the new facilities.

I would also like to point out that neither myself nor the company has ever asked the city for help in the form of



TRUCK HOIST INDUSTRIES, INC.

PHONE (316) 522-1559 • 4309 S. BROADWAY • WICHITA, KANSAS 67216



Mr. LaVern Miller
June 8, 1973
Page 2

revenue bonds or help in establishing the business in any way, and I do have a sizable investment here. You might also note that since 1962, the only word I have heard from the local Chamber of Commerce have been phone calls for various donations.

The question I have is would I be justified in bringing suit against the City of Wichita for this negligence.

Thank you for your early reply.

TRUCK HOIST INDUSTRIES, INC.
4309 SOUTH BROADWAY
WICHITA, KANSAS 67216

Lyle R. Gloege
Lyle R. Gloege
President

LRG:rlm

CC: Local Chamber of Commerce
City Planning Commission
City of Wichita, Mayor's Office
Governor Robert Docking
Wichita Eagle Editor



KANSAS GAS AND ELECTRIC COMPANY

April 24, 1973

Mr. Curtis Newby
Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Re: Gloege Addition

Dear Curtis:

I have conversed on the telephone with Don Moehring regarding the 10 foot easement along the south side of Lot 2.

It is satisfactory with this company to have a 5 foot easement along the south line of Lot 2 from west side of Broadway to a point 20 feet west of the west side existing building that is now setting adjacent to this area. The remainder of the lot to the west of this point would have a 10 foot easement along the south side of Lot 2.

Moehring is to locate building and dimension length of easement accordingly.

Sincerely,

Robert L. Blevins
Robert L. Blevins

By
Eugene V. Moser

EVM:pw




THE GAS SERVICE COMPANY
General Office • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

Newby

ADDRESS REPLY TO
WICHITA, KANSAS DIVISION
127 NORTH MARKET
WICHITA, KANSAS 67201

April 24, 1973

Metropolitan Area Planning Commission
104 South Main
Wichita, Kansas 67202

Attention: Mr. Robert Lakin

Re: Gloege Addition

Gentlemen:

Please be advised that The Gas Service Company has no objection if the five foot easement along the south side of Lot 2, Gloege Addition is deleted from that plat.

Yours very truly,
THE GAS SERVICE COMPANY

H. Wilcox
Harold R. Wilcox
General Superintendent

GWE:vf



Distributor of Natural Gas in the Heart of the Nation.



Southwestern Bell

P.O. Bx 2579
Wichita, Kansas 67201
April 25, 1973


Mr. Curtis Newby
Metropolitan Area Planning Commission
104 So. Main
Wichita, Kansas 67202

Re: Final Plat -
Gloegs Addition

Dear Sir:

This letter is to advise the MAPC that our Company has no objection to reducing the proposed utility easement along the south line of lot 2 from 10 feet to 5 feet in width.

Respectfully,


Alfred A. Snider
District Engineer

cc: R. Elevins - KC&E
Mr. Don C. Moehring II
314 Brown Bldg.
Wichita, Kansas 67202



JERRY L. GRIFFITH
ATTORNEY AT LAW
101 N. BALTIMORE
DERBY, KANSAS 67037
788-1551

March 28, 1973

Metropolitan Area Planning Department
City Annex Building
Wichita, Kansas

Re: Gloege Addition

Dear Gentlemen:

Please be advised that I have examined the Abstract of Title covering the property platted as the Gloege Addition, more fully described as follows, to-wit:

Check legal with one plat on

That part of the Northeast Quarter of Section 17, T28S, R1E of the 6th P.M., lying East of the C.R.I. & P. Railroad Right-of-Way and South of Interstate Highway 235 Right-of-Way (Case No. A-76777), EXCEPT the East 882 feet of the South 271.79 feet thereof

from the date the property was conveyed from the government to the 6th day of March, 1973, the date of the abstractors certificate, and I find title to said property vested the following individuals:

note: taxes paid

Lyle R. Gloege and Margie M. Gloege, husband and wife; Ralph E. Hasenbank and Cecilia M. Hasenbank, husband and wife; The First National Bank as Trustee of the testamentary trusts of Denzel D. Soderberg.

A portion of said property is covered by a mortgage at the Farmers and Merchants State Bank in Derby, Kansas.

Taxes for 1972 and all prior years are paid in full.

It is my opinion that a plat signed by the above named title holders and consented to by the above named Bank would be a valid plat.

Yours very truly,

[Signature]
Jerry L. Griffith
Attorney at Law

JLG:kw
cc: Lyle Gloege
cc: Don C. Moehring



November 20, 1972

Don C. Moehring
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 72-62 - Final Plat
of GLOEGE ADDITION

Dear Mr. Moehring:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 16, 1972, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- de* A 10-foot utility easement centered on the common lot line between Lots 6 and 7 shall be indicated on the plat.
- de* A 10-foot utility easement centered on the common lot line between Lots 4 and 5, running from the front lot line to the building setback line on said lots, shall be indicated on the plat.
- de* *change approved on Lot 2 to decrease to 5'*
The 5-foot utility easement indicated along the south lines of Lots 2 and 3 shall be increased to 10 feet in width.
- de* *no longer required*
The building located in the 10-foot easement on Lot 2 shall be removed prior to forwarding the plat to the Board of City Commissioners.
- de* A 20-foot utility easement centered on the common lot line between Lots 1 and 4 and 2 and 3, shall be indicated on the plat.
- de* The name of the cul-de-sac street indicated on the plat shall be changed to read as "Main Street Circle."

Page 3 - Final Plat of GLOEGE ADDITION
November 20, 1972

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: Lyle R. Gloege, 4309 South Broadway, 67216

Page 2 - Final Plat of GLOEGE ADDITION

November 20, 1972

copy petition need returned from eng
The applicant shall install or guarantee the installation of paving of Main Street, Circle.

copy need sewer petition returned from eng.
The applicant shall make satisfactory arrangements and guarantee for the extension of sanitary sewer and city water to serve the plat.

copy
The applicant and the property owner to the south shall join in the submission of a separate vacation application requesting the vacation of 43rd Street South from the west line of Main Street to the east line of the railroad right-of-way to the west. Said separate vacation application shall be forwarded with the final plat to the Board of City Commissioners after having been considered and recommended for approval by the Sub-division Committee and the Planning Commission.

copy
The applicant shall be further advised with regard to the street vacation that it will be necessary to reserve the south 20 feet of the street right-of-way being vacated for an easement to accommodate an existing water main located within said right-of-way.

copy
The location of the 20-foot water easement indicated on the plat is in error and it shall be deleted from the plat.

copy need petition returned from eng.
The applicant shall install or guarantee the construction of a sidewalk adjacent to the west side of Broadway Avenue, the total estimated construction cost to be in the amount of \$796.

copy
E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

In addition to the above comments the applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 27, 1972, at 1:30 p.m. If you should have any questions concerning this matter, please call.

November 28, 1972

Mr. Don C. Moehring
314 Brown Building
Wichita, Kansas 67202

Re: S/D 72-62 - Final Plat of
GLOEGE ADDITION

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on November 27, 1972, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of November 20, 1972.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable for 1972 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
cc: Lyle R. Gloege
4309 South Broadway 67216

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-62 Name GLOEGE ADDITION
Date Application Rec'd. 6-6-72 Preliminary Approval 10-5-72
Scheduled S/D Meeting 11-16-72

DESCRIPTION

General Location On the west side of Broadway in an area north of
43rd Street South
Owner Lyle R. Gloege
Surveyor/Engineer Don C. Moehring
Address 314 Brown Building Phone 263-6781

- | | | | |
|---|--------------------------|--|---------------------|
| 1. Gross Acreage of Plat | <u>10.8</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. | |
| Residential | <u> </u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u> 2 </u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> 5 </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u> 7 </u> | TOTAL | <u> </u> ft. |
| 3. Minimum Lot Frontage | <u>126.91</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>27,724</u> sq.ft. | streets? <u> </u> yes <u> X </u> no | |
| 5. Existing Zoning | <u> C & E </u> | | |
| 6. Proposed Zoning | <u> C & E </u> | | |
| 9. Public Water Supply No <u> </u> (Yes-No), Name <u> </u> | | | |
| 10. Public Sanitary Sewers <u> No </u> (Yes-No), Name <u> </u> | | | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | | | |
| 12. City of Wichita <u> X </u> : Three-Mile Area <u> </u> | | | |

STAFF COMMENTS:

- A. A 10 foot utility easement centered on the common lot line between Lots 6 & 7 shall be indicated on the plat.
- B. The applicant and the property owner to the south shall join in the submission of a separate vacation application requesting the vacation of 43rd Street South from the west line of Main Street to the east line of the railroad right-of-way to the west. Said separate vacation application shall be forwarded with the final plat to the Board of City Commissioners after having been considered and recommended for approval by the Subdivision Committee and the Planning Commission.
- The applicant shall be further advised with regard to the street vacation that it will be necessary to reserve the south 20 feet of the street right-of-way being vacated for an easement to accommodate an existing water main located within said right-of-way.
- C. The applicant shall install or guarantee the construction of a sidewalk adjacent to the west side of Broadway Avenue; the total estimated construction cost to be determined upon submission of a final plat.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

October 10, 1972

Don C. Moehring & Associates
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 72-62 - Preliminary
Plat of GLOEGE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 5, 1972, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- OK* Access controls adjacent to the west side of Broadway on Lots 1 and 2 shall be indicated on the plat as follows:
Access control except for 1 opening on Lot 2 and complete access control on Lot 1 except for the south 30 feet thereof.
- OK* A 35 foot building setback from all streets shall be indicated on all lots.
- ? *OK* The applicant and/or his engineer shall contact Bob Vinson of the Department of Public Works relative to an appropriate name for the new north-south street indicated on the plat.
- OK* D. A 5 foot utility easement shall be indicated adjacent to the south line of lots 2 and 3 and a 10 foot utility easement shall be indicated centered on the common lot line between Lots 6 and 7.
- E. The applicant and the property owner to the south shall join in the submission of a separate vacation application requesting the vacation of 43rd Street South from the west line of Main Street to the east line of the railroad right-of-way to the west. Said separate vacation application shall be submitted with the final plat to the Subdivision Committee.

Page 2 - Preliminary Plat of GLOEGE ADDITION
October 10, 1972

The applicant shall be further advised with regard to the street vacation that it will be necessary to reserve the south 20 feet of the street right-of-way being vacated for an easement to accommodate an existing water main located within said right-of-way.

- F. The applicant shall install or guarantee the construction of a sidewalk adjacent to the west side of Broadway Avenue; the total estimated construction cost to be determined upon submission of a final plat.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

Enclosure

cc: Lyle R. Gloege, 4309 South Broadway, 67216

REVISED PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-62 Name GLOEGE ADDITION
Date Application Rec'd. 6-6-72 Preliminary Approval _____
Scheduled S/D Meeting 10-5-72

DESCRIPTION

General Location On the west side of Broadway in an area north of
43rd Street South
Owner Lyle R. Gloege
Surveyor/Engineer Don C. Moehring
Address 314 Brown Building Phone 263-6781

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>10.8</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>30</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>111,485</u> sq.ft. | streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 5. Existing Zoning <u>C & E</u> | |
| 6. Proposed Zoning <u>C & E</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. This preliminary plat previously deferred by the Subdivision Committee has now been revised and redesigned to include additional property within the limits of the plat.
- B. "Access control except for 1 opening" adjacent to the west line of Broadway Avenue, shall be indicated on Lot 1 and on Lot 2.
- C. A 35 foot building setback from all streets shall be indicated on all lots.
- D. The applicant and/or his engineer shall contact Bob Vinson of the Department of Public Works relative to an appropriate name for the new north-south street indicated on the plat.
- E. The right-of-way for 43rd Street South should be vacated west of the west line of the new north-south street as 43rd Street South now deadends into the railroad track to the west of subject property. Such vacation would have to be in the form of a separate vacation application with the abutting property owner to the south joining in said application.
- F. The applicant shall install or guarantee the construction of a sidewalk adjacent to the west side of Broadway Avenue; the total estimated construction cost to be determined upon submission of a final plat.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

July 21, 1972

Don C. Moehring, C.E.
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 72-62 - Preliminary
Plat of GLOERGE ADDITION

Dear Mr. Moehring:

At its regular meeting on July 20, 1972, the Subdivision Committee of the Metropolitan Area Planning Commission again considered the above captioned plat, previously deferred at their meetings on June 15 and July 6. It was the action of the Committee to defer the plat indefinitely until new material and information is submitted in answer to the original issues raised on the "staff comment" sheet forwarded to you previously. Upon ascertaining the additional information and submission of new drawings, we will reschedule the plat before the Committee.

If you have any questions concerning this matter, please call.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: Lyle R. Gloege, 4309 Broadway, 67216

July 7, 1972

Don C. Moehring, C.E.
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 72-62 - Preliminary
Plat of GLOEGE ADDITION

Dear Mr. Moehring:

At its regular meeting of July 6, 1972, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above captioned plat which was deferred at their previous meeting of June 15, 1972. The action of the Committee was to again defer the plat as requested until their next regular meeting of July 20, 1972.

This matter will be rescheduled before the Committee on Thursday, July 20, 1972, for their meeting which begins at 2:00 p.m.

If you have any questions concerning this matter, please contact our office.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Lyle R. Gloege, 4309 Broadway, 67216

June 19, 1972

Don C. Moehring, C.E.
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 72-62 - Preliminary
Plat of GLOEGE ADDITION

Dear Mr. Moehring:

At its regular meeting on June 15, 1972, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above captioned plat. It was the action of the Committee to defer this matter until their next regular meeting. The deferral is to permit an opportunity to redraw the plat, taking into account the items outlined on the previously forwarded "staff comment" sheet, and to confer with the Planning Department and appropriate Divisions of the Department of Public Works regarding access and possible design alternatives.

This matter will be rescheduled before the Committee on Thursday, July 6, 1972, for their meeting which begins at 2:00 p.m. Revised drawings should be submitted to the Planning Department as early as possible in the week of June 26-30, to permit advance distribution to the Committee.

If you should have any questions, please contact our office.

Very truly yours,

John D. Gist
Principal Planner

JDG:rme

cc: Lyle R. Gloege, 4309 South Broadway, 67216

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-62 Name GLOEGE ADDITION
Date Application Rec'd. 6-6-72 Preliminary Approval _____
Scheduled S/D Meeting 6-15-72

DESCRIPTION

General Location On the west side of Broadway in an area north of
43rd Street South
Owner Lyle R. Gloege
Surveyor/Engineer Don C. Moehring
Address 314 Brown Building Phone 263-6781

- | | | | |
|--------------------------------|----------------------------------|---------------------------------|-----------|
| 1. Gross Acreage of Plat | <u>10.8</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. _____ R/W _____ | ft. |
| Residential | _____ | b. _____ R/W _____ | ft. |
| Commercial | <u>2</u> | c. _____ R/W _____ | ft. |
| Industrial | <u>1</u> | d. _____ R/W _____ | ft. |
| Other | _____ | e. _____ R/W _____ | ft. |
| Total Number of Lots | <u>3</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | <u>30</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>111,485</u> sq. ft. | streets? <u>yes</u> <u>X</u> no | |
| 5. Existing Zoning | <u>C & E</u> | | |
| 6. Proposed Zoning | <u>C & E</u> | | |
| 9. Public Water Supply | <u>No</u> (Yes-No), Name _____ | | |
| 10. Public Sanitary Sewers | <u>No</u> (Yes-No), Name _____ | | |
| 11. Health Department Approval | (where applicable) _____ | (Yes-No) | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ | | |

STAFF COMMENTS:

- A. The southerly line of the Interstate 235 right-of-way as indicated on the plat is in error, and that shown as Lot 1 needs to be redrawn to exclude that not owned by the applicant.
- B. Lot 1 only has 30 foot of frontage on Broadway immediately adjacent to the slope and back fill for the I-235 bridge crossing Broadway. It would appear that access to Broadway should be avoided at this location due to the hazard of site conflicts and the dangerous results.
- C. Both Lot 1 and Lot 2 far exceed the maximum lot depth design standards of the Subdivision Regulations.
- D. 43rd Street South, which is adjacent to the south line of Lot 3, has not been indicated on the plat, nor has needed additional right-of-way been indicated therefore.
- E. 20 feet of additional right-of-way is also needed to provide 50 feet for the west half of Broadway, and consideration should also be given to alternate street patterns for the area as well as access controls on Broadway, building setbacks and availability of sanitary sewer and water.
- F. It is recommended that this preliminary plat be deferred so that the applicant and/or his engineer can consult with the Planning Department and Divisions of the Department of Public Works regarding possible design alternatives and corrections for this plat.

Map No.: 5442
Section No.: 17
Twp. No.: 28
Range: 1E

S/D No. 72-62

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Gloege Addition

General Location: West side of 4300 block South Broadway

Name of Property Owner: Lyle R. Gloege
Address: 4309 South Broadway, Wichita 67216 Phone: 524-8321

Name of Subdivider: _____
Address: _____ Phone: _____

Name of Agent/Surveyor: Moehring & Associates
Address: 314 Brown Bldg Phone: 263-6781

Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 10.8
2. Number of Lots:
Residential _____
Commercial 2
Industrial 1
Other _____
Total Number of Lots 3
3. Minimum Lot Frontage 30 ft.
4. Minimum Lot Area 111,485 ft.
5. Existing Zoning X C&E
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita ~~Three Mile Creek~~

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Lyle R. Gloege

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Carl Newby
Date 6-6-72
Fee Submitted 56.00

T9-301B
(2-71)



Form 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

1856.00

DESCRIPTION	AMOUNT
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Subdiv application

Grass add

Name Dan Moskow

Address 714 Brown Bldg.

Type AA-407103

Due Date

Comments: 7

Date 6/6/72

By Carl Newby