



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

November 6, 2025

Kevin & Karla Landwehr
10509 W. Ringer St.
Wichita, KS, 67209

Ref: VAC2025-00039: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the south side of West Ringer Street, within 650 feet west of South Maize Road (10509 West Ringer Street).

Dear Applicant,

At the **Thursday, November 6, 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 'S. Deetz'.

Samuel Deetz
Current Plans
Associate Planner



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

September 25, 2025

Kevin & Karla Landwehr
10509 W. Ringer St.
Wichita, KS, 67209

Ref: VAC2025-00039: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the south side of West Ringer Street, within 650 feet west of South Maize Road (10509 West Ringer Street).

Dear Applicant,

At the **Thursday, September 25, 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, November 6, 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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Deetz'.

Samuel Deetz
Current Plans
Associate Planner



Document #: 2025-056689

Date Recorded: 11/10/2025 02:19:50 PM

Pages: 2 Recording Fee: 0.00

Sedgwick County Kansas

Tonya Buckingham,
Register of Deeds

Tonya Buckingham

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

**IN THE MATTER OF THE VACATION OF A UTILITY
EASEMENT**

**GENERALLY LOCATED SOUTH OF WEST RINGER
STREET AND WITHIN 650 FEET WEST OF SOUTH
MAIZE ROAD**

VAC2025-00039

MORE FULLY DESCRIBED BELOW

VACATION ORDER

NOW on this 6th day of November, 2025, comes on for hearing the petition for vacation filed by Kevin J. and Karla G. Landwehr (owners), praying for the vacation of described utility easement, to wit:

The west 5 feet of Lot 6, Block 1, Cedar Lane 5th Addition, Wichita, Sedgwick County, Kansas, excepting the south 8 feet and the north 40 feet.

TOGETHER WITH

The east 5 feet of Lot 5, Block 1, Cedar Lane 5th Addition, Wichita, Sedgwick County, Kansas, excepting the south 8 feet and the north 40 feet.

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:

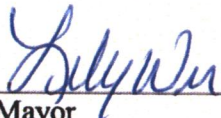
1. That due and legal notice has been given by publication, as required by law, in The Wichita Eagle on September 4, 2025, which was at least 20 days prior to the public hearing.
2. No private rights will be injured or endangered by the vacation of the described utility easement, and the public will suffer no loss or inconvenience thereby.
3. In justice to the petitioner(s), the prayer of the petition 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 utility easement, should be approved.

IT IS, THEREFORE, BY THE CITY COUNCIL, on this 6th day of November, 2025, ordered that the described utility easement is hereby vacated. IT IS FURTHER ORDERED that the City Clerk shall send this original Vacation Order to the Register of Deeds of Sedgwick County.

CITY OF WICHITA, KANSAS



Lily Wu, Mayor

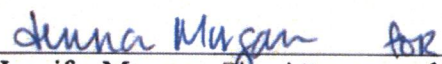
ATTEST:



Shinita Rice, Deputy City Clerk



Approved as to Form:



Jennifer Magana, City Attorney and Director of Law

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41100	IPL0268791	Legal Ad - IPL0268791		2.0	144.0L

ATTENTION: CITY OF WICHITA/PLANNING DEPT IP
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202
MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on September 3, 2025
(One Time Only)
MAPC/BZA September 25, 2025
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, September 25, 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.**

CON2025-00110: Conditional Use request in the City to allow Accessory Dwelling Unit on property zoned SF-5 Single Family Residential District, generally located on the west of South Fern Road and south of West Maple Street (433 South Fern Avenue).

CON2025-00113: Conditional Use request in the City for Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial District, generally located on the southeast corner of East Kincaid Avenue and South Broadway Avenue (2200 & 2208 South Broadway).

CON2025-00116: Conditional Use request in the City for a Car Wash on property zoned LI Limited Industrial within 200 feet of a residentially zoned district, generally located on the east side of North Rock Road and within 300 feet north of East 37th Street North.

CUP2025-00029: Request in the City to create CUP DP-365 Eastside Community Church Commercial Community Unit Plan (with ZON2025-00041 from SF-5 to LC), generally located on the northwest corner of East 21st Street North and North 143rd Street East (14242 East 21st Street North).

PUD2025-00019: Zone Change request in the City from MH Manufactured Housing District to PUD Planned Unit Development to create the Park Village PUD #150 for RV campground and manufactured home uses, generally located on the northeast corner of South Greenwich Road and East Waterman Street.

VAC2025-00038: Vacation request in the City to vacate a portion of a platted utility easement, generally located one quarter mile south of East Harry Street and one third mile west of South 159th Street East (15410 E Woodcreek Street).

VAC2025-00039: Vacation request in the City to vacate a portion of a utility easement on property zoned SF-5 Single-Family Residential District, generally located on the south side of West Ringer Street, within 650 west of South Maize Road (10509 West Ringer Street).

VAC2025-00040: Vacation request in the City to vacate a portion of a platted building setback along North Rock Road and East Thorn Drive, generally located on the east side of North Rock Road, within 400 feet north of East 37th Street North.

ZON2025-00039: Zone change request in the City from B Multi-Family Residential District and LC Limited Commercial District to OW Office Warehouse District, generally located on the northwest corner of East 1st Street North and North Ash Avenue.

ZON2025-00040: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District to allow for future development, generally located on the northeast side of North Westlink Avenue, within 100 feet north of West Central Avenue (720 North Westlink Avenue).

ZON2025-00041: Zone Change request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District (with CUP2025-00029 to create CUP DP-365) for commercial development, generally located on the northwest corner of East 21st Street North and North 143rd Street East (14242 E 21st St N).
IPL0268791
Sep 3 2025

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

County of Sedgwick)
the undersigned, of lawful age, being first duly sworn, depose 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.

1.0 insertion(s) published on:
09/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sherry Chasteen



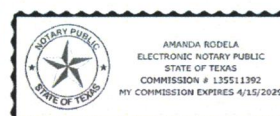
Sherry Chasteen

Amanda Rodela



Sworn to and subscribed before
me on

Sep 3, 2025, 10:06 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX™

METROPOLITAN AREA PLANNING COMMISSION

**AGENDA REPORT NO.
September 25, 2025**

STAFF REPORT

CASE NUMBER: VAC2025-00039 - Request to vacate a portion of a utility easement.

OWNER/APPLICANT: Kevin J. and Karla G. Landwehr (Applicants)

LEGAL DESCRIPTION: Generally described as vacating a portion of the utility easement running north-south on either side of the property line between Lots 5 and 6, Block 1, Cedar Lane 5th Addition, Wichita, Sedgwick County, Kansas.

LOCATION: Generally located on the south side of West Ringer Street, within 650 west of South Maize Road (10509 and 10601 West Ringer Street).

REASON FOR REQUEST: To allow for construction of a pole barn and future development.

CURRENT ZONING: The subject sites along with adjacent properties to the north, east, and west are zoned SF-5 Single Family Residential District (SF-5) and developed with single family dwellings. Property to the south is zoned GC General Commercial (GC) and is undeveloped.

VICINITY MAP:



The applicants propose to vacate a portion of a platted utility easement running north-south on either side of the property line. The subject sites were platted as Lots 5 and 6, Block 1, Cedar Lane 5th Addition. The sites are addressed as 10509 and 10601 West Ringer Street, which is generally located on the south side of West Ringer Street, within 650 west of South Maize Road. The subject sites along with adjacent properties to the north, east, and west are zoned SF-5 Single Family Residential District (SF-5) and developed with single family dwellings. Property to the south is zoned GC General Commercial (GC) and is undeveloped. The purpose of the vacation is to allow for construction of a pole barn and future development. There are no additional easements, nor public water or sewer lines on the property which will be affected by this request.

Wichita Public Works and Utilities, Fire, Stormwater, or Traffic Engineering do not object to this vacation. Comments from franchised utilities have been received. Black Hills Energy, and Kansas Gas have no lines or equipment in the vacation area and therefore have no objections. Cox has no objection to this vacation. However, Cox has aerial lines on poles in the rear of these properties and any relocation will be at the applicant's expense.

Evergy has no items in the vacation area and therefore has no objection. Nick Hensley, Area Design Representative, will be the contact for this vacation request and any project associated with it. He can be contacted at (316) 261-6320 for any questions or discussion. Standard language will apply: **Any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense.**

The Cedar Lane 5th Addition was recorded on March 9, 1967.

When determining a recommendation to be made to the Metropolitan Area Planning Commission (MAPC), the Subdivision and Utility Advisory Committee should consider the legal findings that are required to be made by the MAPC and Governing Body in order to grant the request. These findings are detailed in the subsequent MAPC report. *In particular, the Committee should consider whether any private rights will be injured or endangered by recommending approval of the vacation request, and whether or not the public will suffer any loss or inconvenience thereby.*

Based upon information available prior to the public hearing and reserving the right to make recommendations based on subsequent comments from City Traffic, Public Works/Water & Sewer/Stormwater, Fire, franchised utility representatives and other interested parties, Planning Staff has listed the following considerations (but not limited to) associated with the request to vacate the described portion of the utility easement.

A. That after being duly and fully informed as to fully understand the true nature of this petition and the propriety of granting the same, the MAPC makes the following findings:

1. That due and legal notice has been given by publication as required by law, in the Wichita Eagle, of notice of this vacation proceeding one time September 4, 2025, which was at least 20 days prior to this public hearing.
2. That no private rights will be injured or endangered by vacating the described portion of the utility easement and that the public will suffer no loss or inconvenience thereby.
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.

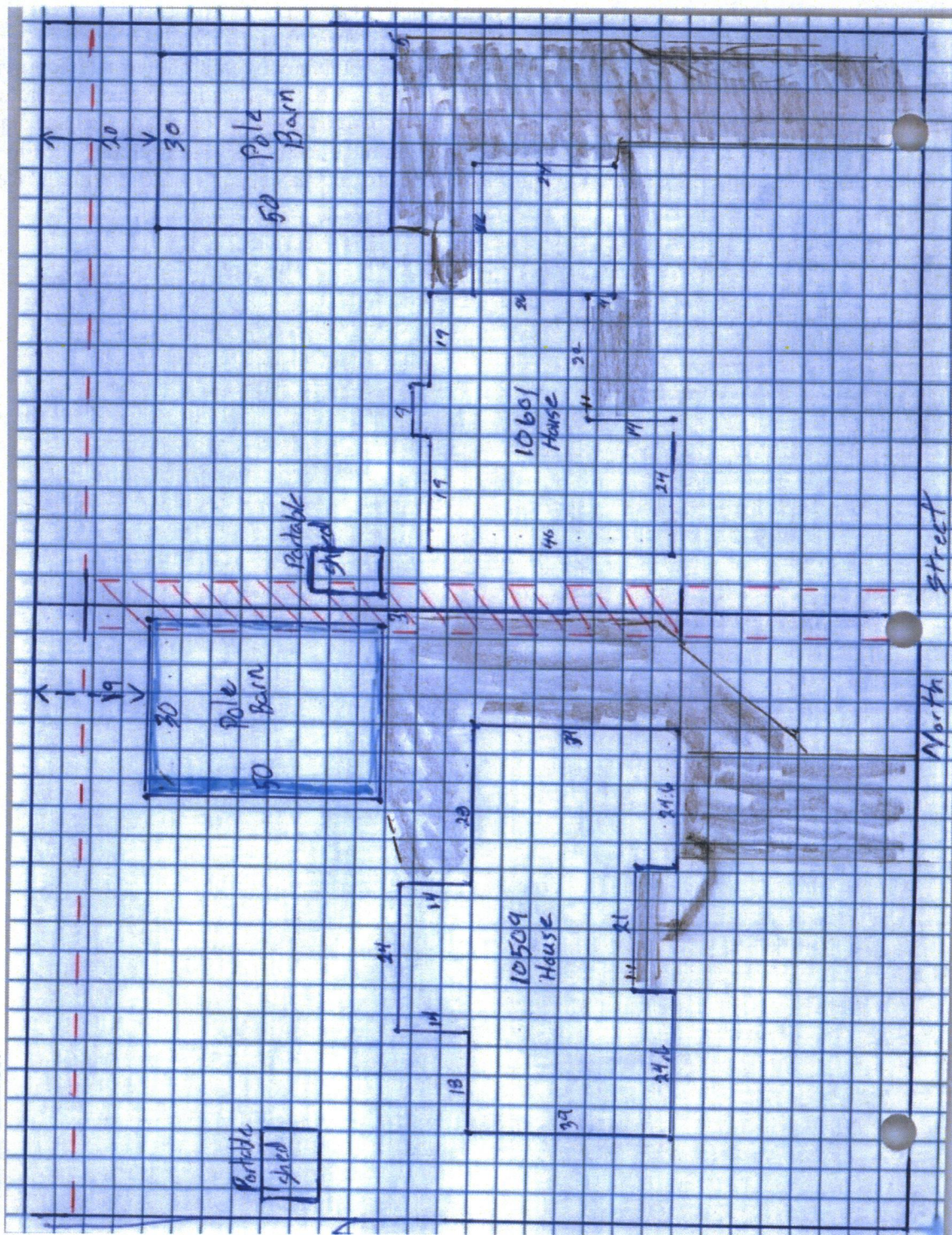
SUBDIVISION COMMITTEE'S RECOMMENDED ACTION

The Subdivision Committee recommends approval per staff recommendations.

Attachments:

1. Vacation Exhibit
2. Aerial Map
3. Cedar Lane 5th Addition Plat Exhibit

Vacation Exhibit



Aerial Map

VAC2025-39

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



Cedar Lane 5th Addition Plat Exhibit

