

# ACTION

DATE

COMMITTEE

M.A.P.C. *Apparatus subject 1-25-85*  
*to planting and conditions*

~~B.B.B./B. CO. C.~~ *Sydney* 8-21-85

*Hammond*

B. Co. C. *Granted extension 9-17-86*

*for 1 year to*

8-21-87

CLOSED

CU-284 - The German-American Assn. c/o  
Mike Sauerwine requests conditional use  
permit to establish a German-American  
Cultural Center on the north side of 57th  
St. North in an area west of West St.

POSTED 79-85  
gray atlas  
VI  
OK KS

## ACTION

COMMITTEE \_\_\_\_\_ DATE \_\_\_\_\_

M.A.P.C. Approve subject 7-25-85  
to planting and conditions

~~B.C.C./B. CO. C.~~ Approved on 8-21-85

Recommended

B.C.C. Granted extension 9-17-86  
for 1 year to  
8-21-87

CLOSED

CU-284 - The German-American Assn. c/o  
Mike Sauerwine requests conditional use  
permit to establish a German-American  
Cultural Center on the north side of  
St. North in an area west of West.

DATA SHEET

Z- \_\_\_\_\_  
 SCZ- \_\_\_\_\_  
 CU- 284  
 DR- \_\_\_\_\_  
 DP- \_\_\_\_\_

Case Filed: Amend  
 6-26-85  
 Associated Case: \_\_\_\_\_

APPLICATION DATA: Map No. 5154 A

1. General Location: On the north side of 57th Street North in an area west of West Street
2. From \_\_\_\_\_ to \_\_\_\_\_
3. Proposed Use: To Establish a German-American Cultural Center on Property Zoned "R-1" Suburban Residential District
4. DP Name: \_\_\_\_\_
5. Applicant: German-American Association, c/o Mike Sauerwein  
 Address 2615 Esthner, Wichita, Kansas 67213 Phone 942-0028
6. Agent: Baughman Company, P. A.  
 Address 330 Laura, Wichita, Kansas 67211 Phone 262-7271

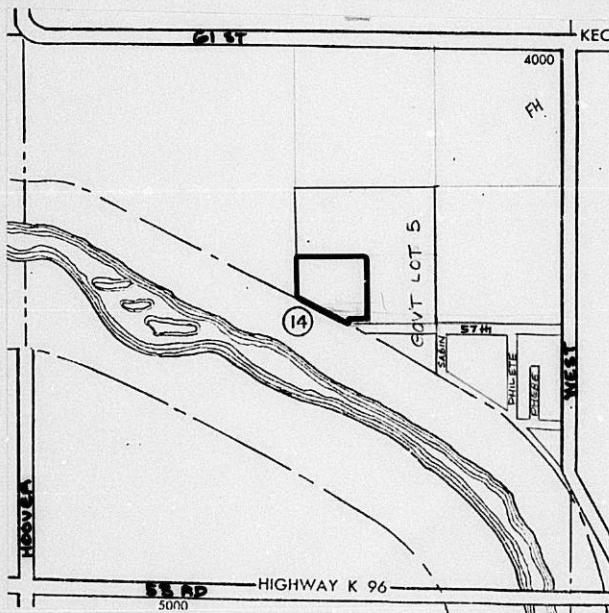
AREA DATA:

1. Acres: 10 ( 660 ) ft. by ( 660 ) ft.)
2. Adjoining Zoning: N "R-1" S "R-1" E "R-1" W "R-1"
3. Land Use: North \_\_\_\_\_ East \_\_\_\_\_  
 South \_\_\_\_\_ West \_\_\_\_\_

PICTURE SHEET

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



NOTES:

SHAW-WALKER  
 ENGINEERS AND ARCHITECTS  
 LOS ANGELES, CHICAGO, LOGAN, OH  
 MEMPHIS, TAMPA, WASHINGTON, D.C.  
 1984

**Shaw-Walker**  
 No. 2153C

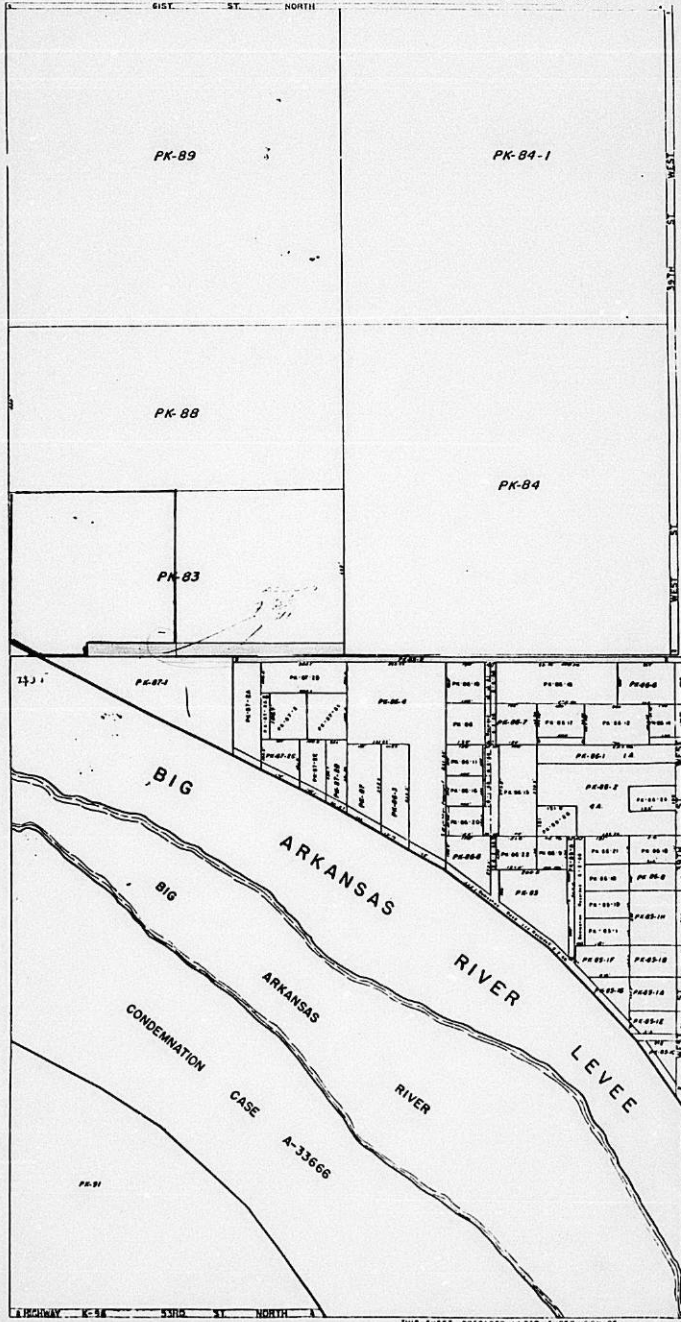
N.E. 1/4 SEC. 14 TWP. 23S. R. 14W.

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Published in The Daily Reporter on

January 18, 1988

RESOLUTION NO. 267-1985

CASE NO. CU-284

A RESOLUTION TO ESTABLISH A PRIVATE RECREATIONAL AREA IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 17.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 17.C of the Zoning Regulations, a Conditional Use Permit to establish a private recreational area in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The West 10 Acres of the South 20 Acres of the North 40 Acres of Government Lot 5 in Section 14, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT the South 40 feet of the East 340 feet, and EXCEPT that portion taken for flood control in Case No. A-33666. Generally located on the north side of 57th Street North in an area west of West Street.

SUBJECT TO THE FOLLOWING:

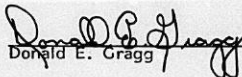
- a. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered, denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
- b. The applicant receiving from the Kansas Department of Health and Environment the necessary permits approving the drinking water supply as a non-community public water supply.
- c. Wichita-Sedgwick County Health Department approval for on-site sewage and water supply.
- d. As the proposed lake will be located within 1000 feet of the centerline of a flood control levee, a permit for excavation must be obtained from the County Engineer per K.S.A. 19-3309. Approval must also be obtained from Flood Control prior to issuance of this permit.
- e. All internal drainage shall be directed to the proposed lake.
- f. Prior to the issuance of any building permits, the applicant shall receive approval of the Health Department as to the adequacy of the proposed on-site sewage facilities.
- g. The lighting of all ball fields, soccer fields and tennis or volleyball courts shall be prohibited.
- h. Gates providing access to this site shall remain locked after operating hours.

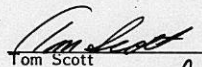
*plat recorded  
1-7-88*

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Commission.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

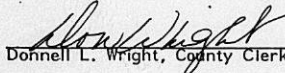
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 21<sup>st</sup> day of August, 1985.

 Chairman  
Donald E. Gragg

 Commissioner  
Tom Scott

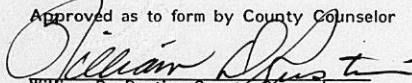
 Commissioner  
Bernard A. Herchen

ATTEST:

  
Donnell L. Wright, County Clerk

(SEAL)

Approved as to form by County Counselor

  
William D. Rustin, County Counselor

*Problems  
Review  
N.E. Camp*

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 8, 1986

TO: Bernard Hentzen, Chairman, Board of County Commissioners

FROM: Michael E. Lindebak, Interim Director of Planning

SUBJECT: CU-284 - Request for platting time extension.  
(Commission District #1)

On August 21, 1985, the County Commission approved a conditional use permit for a private recreational area in the "R-1" zoning district for a 10-acre tract of land located north of 57th Street North in an area west of West Street. Approval was granted subject to platting the property within one year. A final plat was approved in December 1985 subject to several conditions. One condition, that of road improvement, has not been completed.

Eight months should have been ample time to either construct the cul-de-sac or submit a letter of credit guaranteeing the future construction. We would not object to one six-month extension but feel that the plat should be recorded prior to the end of this extended deadline of February 21, 1987. We will not be supportive of any additional requests for platting time extension.

Please place this request for platting time extension on the September 17 agenda with the recommended action being to grant a six-month platting time extension to February 21, 1987.

*Grays moved to grant a year extension  
instead of 6 mo as requested. to 8-21-87*

*Michael E. Lindebak*  
Michael E. Lindebak  
Interim Director of Planning

*Approved 2-0*

MEL/LO:blw

cc: John Lundblade, Baughman Company, 315 Ellis, Wichita, KS. 67211  
German-American Association, c/o Mike Sauerwine, 2615 Esthner Court,  
Wichita, KS. 67213

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

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Please place this request for platting time extension on the September 17 agenda with the recommended action being to grant a six-month platting time extension to February 21, 1987.

\_\_\_\_\_  
Michael E. Lindebak  
Interim Director of Planning

MEL/LO:blw

cc: John Lundblade, Baughman Company, 315 Ellis, Wichita, KS. 67211  
German-American Association, c/o Mike Sauerwine, 2615 Esthner Court,  
Wichita, KS. 67213

WILLIAM L. KORBER, L.S.  
JOHN E. LUNDBLADE, L.S.  
N. BRENT WOOTEN, P.E.



**BAUGHMAN COMPANY, P.A.**  
SURVEYING & ENGINEERING  
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

September 4, 1986

Re: Deutsches Eck Addition  
CU - 284 and S/D 85-96

Board of County Commissioners  
Sedgwick County, Kansas  
Court House  
525 N. Main  
Wichita, KS 67214

Attn: Bernard Hentzen, Chairman

Dear Commissioner Hentzen:

In the process of completing the final plat requirements for the above referenced plat, it appears that we are going to need a little more time to complete the requirement guaranteeing the road construction. We therefore would like to request a six month extension of the platting time for the owners of the property, The German - American Association.

Very Truly Yours,

*John E. Lundblade*  
John E. Lundblade

cc: German - American Association  
Mike Sauerwine  
Jack Galbraith

RECEIVED

SEP 05 1986

METROPOLITAN PLANNING

ROUTE



**BAUGHMAN COMPANY, P.A.**  
SURVEYING & ENGINEERING  
330 LAURA • WICHITA, KANSAS 67211



Jack Galbraith  
Wichita - Sedgwick County  
Metropolitan Area Planning Department  
455 N. Main  
Wichita, KS 67202

**WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT**

DATE: September 23, 1985

**TO:** Ron Worley, County Zoning Administrator  
**FROM:** Louise Olivarez, Senior Planner  
**SUBJECT:** CU-284 - Private recreational area for German-American Association  
North of 57th Street North, west of West Street.

Attached are two copies of the approved site plan for CU-284. According to the applicant, this is a long-range site plan, not intended to be fully implemented for many years. Prior to any development of this property, and prior to August 21, 1986, it must be platted. Other conditions of development are specified in the conditional use resolution.

If you have any questions about this conditional use, please call.

Louise Olivarez  
Senior Planner

LO:blw

Attachments

CU-284

New resolutions taken to  
Dane Freije 9-17-85.

No one seemed to have the  
signed ones. Mary Ann  
Kramer was even asking  
us for a signed copy.

Signed resolutions  
returned 9-24-85

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE

CU-284 - CONDITIONAL USE PERMIT TO ESTABLISH A PRIVATE RECREATIONAL  
AREA. GENERALLY LOCATED ON THE NORTH SIDE OF 57TH STREET NORTH IN  
AN AREA ONE-HALF MILE WEST OF WEST STREET.

The Planning Commission recommends that the application be approved.  
(see minutes for full motion)

Bayouth moved, Peters seconded and it carried unanimously. Chisholm was  
absent.

**ACTION:**

1. Approve the recommendation of the Planning Commission and adopt a resolution establishing the conditional use subject to conditions of approval; or
2. Deny the application.

-----  
**DATA AND MINUTES**

MAPC Hearing Date: 7-25-85

BCoC Hearing Date: 8-21-85

COMMISSION DISTRICT #1

**AREA DATA:**

Acres: 10

Size: 660' x 660 (irregular)

Reason: To establish a German-American Cultural Center

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped, mobile home	"R-1"
North	Agriculture	"R-1"
South	River levee	"R-1"
East	One-family dwelling	"R-1"
West	Undeveloped	"R-1"

History: None

Applicant: German-American Association, % Mike Sauerwein, 2615 Esthner,  
Wichita 67213

Protestors: None.  
-----

EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 25, 1985

LEGAL:

6. Case No. CU-284 - The German-American Association requests Conditional Use Permit for the West 10 Acres of the South 20 Acres of the North 40 acres of Government Lot 5 in Section 14, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT the South 40 feet of the East 340 feet, and EXCEPT that portion taken for flood control in Case No. A-33666. Generally located on the north side of 57th Street North in an area west of West Street.

SMYTHE pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The applicant is requesting a conditional use approval to establish a private recreation area on 10 acres zoned "R-1" Suburban Residential. The proposed development plan delineates the following outdoor activities: soccer field and bleachers, softball diamond, tennis or volleyball courts, a picnic area and a lake. Also proposed on this site is a 1500 square foot office and a 9,600 square foot multipurpose building with restrooms and a kitchen.

Access to this site is by way of 57th Street North. Currently, only 20 feet of right-of-way exists for a majority of 57th Street North to West Street. As this recreational area will generate additional traffic volumes, the applicant should attempt to obtain 35 feet of half street right-of-way for the north half of 57th Street North. This public street should terminate in a cul-de-sac.

Due to the potential increase in traffic that could be generated by this recreational area, the applicant should be prepared to respond to a number of questions. Will this recreational area be used only by the members of the German-American Association? What is the current number of members in this association? What is their projected growth in memberships? Does the association plan to lease the facilities to other groups? What will be the operating hours and frequency of use?

The Health Department advises that the proposed site plan development differs substantially from the original proposal. Due to the addition of the multi-purpose building, softball, tennis and soccer fields the Wichita-Sedgwick County Health Department is concerned about sewage facility design. In addition, the intended use will probably require that the drinking water supply be permitted and approved as a non-community public water supply by the Kansas Department of Health and Environment. If the groundwater elevation is too high, a lined or sealed lagoon may be required before the state would approve water supply.

In order for the Health Department to make a decision on requirements for on-site sewage and water supply more information will be required regarding soil types, groundwater elevation and projected wastewater generation based on intended usage.

As the proposed lake will be located within 1000 feet of the centerline of a flood control levee, a permit for excavation must be obtained from the County Engineer per K.S.A. 19-3309. Approval must also be obtained from Flood Control prior to issuance of this permit. All internal drainage should be directed to the proposed lake.

2. A recommendation of approval by the Planning Commission should include the following conditions:

- a. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
- b. The applicant receiving from the Kansas Department of Health and Environment the necessary permits approving the drinking water supply as a non-community public water supply.
- c. Wichita-Sedgwick County Health Department approval for on-site sewage and water supply.
- d. As the proposed lake will be located within 1000 feet of the centerline of a flood control levee, a permit for excavation must be obtained from the County Engineer per K.S.A. 19-3309. Approval must also be obtained from Flood Control prior to issuance of this permit.
- e. All internal drainage shall be directed to the proposed lake.
- f. Prior to the issuance of any building permits, the applicant shall receive approval of the Health Department as to the adequacy of the proposed on-site sewage facilities.
- g. The lighting of all ball fields, soccer fields and tennis or volleyball courts shall be prohibited.
- h. Gates providing access to this site shall remain locked after operating hours.

DISCUSSION:

SMYTHE stated that if the request was approved, it should be approved subject to platting the property.

JOHN LUNDBLADE, Baughman Company, representing the applicant, stated that the German-American Association was proposing to build on this site. At the present time they have no particular meeting place. He said that the association was a very small one at this time. Their membership numbers in the area of 60 to 80 members. The membership has been fairly static in the last 20 years, so they are not talking about a huge organization. The area will be used primarily by the Association. This does not rule out other organizations using the site. He pointed out that this would not generate a lot of traffic, and they do not plan to lease any of the property for any means, but would not rule that out completely. LUNDBLADE explained that the area would be used two to three times a month, primarily on weekends. There could be some evening meetings during the week, roughly in the neighborhood of 6 to 11 o'clock. On weekends they would begin possibly at noon, with recreational activities in the afternoon. LUNDBLADE stated that this site plan covers probably a 15-year building program. Initially, all that would be constructed would be a small building and possibly some recreational activities.

MIKE SAUERWEIN, President of the German-American Association in Wichita, felt that this has been blown out of proportion of what they had planned. He said that the Association was a small group of Germans and Americans who were trying to have a good time sometime, and had been trying for 20 years to find something of their own. Through their various activities throughout the years, they had developed enough so that they had enough money to buy this piece of ground. He said that they had to start somewhere. You have to dream to get to reality sometime. SAUERWEIN said that the building proposed would serve for their activities now and maybe for 5 to 10 years. He felt that it would be an improvement for their club and would not be any hardship on the neighborhood. He did not think there would be any hardship on the traffic. He said that there was a possibility of leasing the ground for other activities, but a very slim one. The primary function was to call some place in this area their own.

There were no one present in opposition to the application.

**MOTION:** Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of nearby properties; and the suitability of subject property for the proposed uses; I move that we recommend to the governing body that this application be approved subject to the following conditions:

- a. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
- b. The applicant receiving from the Kansas Department of Health and Environment the necessary permits approving the drinking water supply as a non-community public water supply.
- c. Wichita-Sedgwick County Health Department approval for on-site sewage and water supply.
- d. As the proposed lake will be located within 1000 feet of the centerline of a flood control levee, a permit for excavation must be obtained from the County Engineer per K.S.A. 19-3309. Approval must also be obtained from Flood Control prior to issuance of this permit.
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- g. The lighting of all ball fields, soccer fields and tennis or volleyball courts shall be prohibited.
- h. Gates providing access to this site shall remain locked after operating hours.

Bayouth moved, Peters seconded and it carried unanimously. Chisholm was absent.

-----

Published in The Daily Reporter on \_\_\_\_\_, 1985

RESOLUTION NO. \_\_\_\_\_

CASE NO. CU-284

A RESOLUTION TO ESTABLISH A PRIVATE RECREATIONAL AREA IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 17.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION 1. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 17.C of the Zoning Regulations, a Conditional Use Permit to establish a private recreational area in the "R-1" Suburban Residential District is hereby approved on the lands legally described as follows:

The West 10 Acres of the South 20 Acres of the North 40 Acres of Government Lot 5 in Section 14, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT the South 40 feet of the East 340 feet, and EXCEPT that portion taken for flood control in Case No. A-33666. Generally located on the north side of 57th Street North in an area west of West Street.

SUBJECT TO THE FOLLOWING:

- a. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
- b. The applicant receiving from the Kansas Department of Health and Environment the necessary permits approving the drinking water supply as a non-community public water supply.
- c. Wichita-Sedgwick County Health Department approval for on-site sewage and water supply.
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- g. The lighting of all ball fields, soccer fields and tennis or volleyball courts shall be prohibited.
- h. Gates providing access to this site shall remain locked after operating hours.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Commission.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_, Chairman  
Donald E. Cragg

\_\_\_\_\_, Commissioner  
Tom Scott

\_\_\_\_\_, Commissioner  
Bernard A. Hentzen

ATTEST:

\_\_\_\_\_  
Donnell L. Wright, County Clerk

(SEAL)

Approved as to form by County Counselor

\_\_\_\_\_  
William D. Rustin, County Counselor

July 26, 1985

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: Cu-284 - Conditional Use Permit  
for German-American Cultural Center

Gentlemen:

At its regular meeting on July 25, 1985, the Metropolitan Area Planning Commission considered the above-captioned Conditional Use request. The action of the Planning Commission was to recommend approval of the application subject to the following conditions:

- a. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
- b. The applicant receiving from the Kansas Department of Health and Environment the necessary permits approving the drinking water supply as a non-community public water supply.
- c. Wichita-Sedgwick County Health Department approval for on-site sewage and water supply.
- d. As the proposed lake will be located within 1000 feet of the centerline of a flood control levee, a permit for excavation must be obtained from the County Engineer per K.S.A. 19-3309. Approval must also be obtained from Flood Control prior to issuance of this permit.
- e. All internal drainage shall be directed to the proposed lake.
- f. Prior to the issuance of any building permits, the applicant shall receive approval of the Health Department as to the adequacy of the proposed on-site sewage facilities.

g. The lighting of all ball fields, soccer fields and tennis or volleyball courts shall be prohibited.

h. Gates providing access to this site shall remain locked after operating hours.

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on Wednesday, August 21, 1985 in Room 320 of the Sedgwick County Courthouse, 525 North Main, Wichita, Kansas, beginning at 9:00 a.m.

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

Sincerely yours,

Louise Olivarez  
Senior Planner

LO:sd

cc: German-American Association, § Mike Sauerwein, 2615 Esthner,  
Wichita 67213  
Ron Worley, County Zoning Administrator  
Jack Brown, Chief, Environmental Quality, Health Department

RE: AGENDA ITEM NO. 6

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

CU-284 - Conditional use to establish a private recreational area.  
Generally located on the north side of 57th Street North  
in an area one-half mile west of West Street.

MAPC HEARING DATE: 7-25-85

Acres: 10

Size: 660' x 660 (irregular)

Reason: To establish a German-American Cultural Center

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped, mobile home	"R-1"
North	Agriculture	"R-1"
South	River levee	"R-1"
East	One-family dwelling	"R-1"
West	Undeveloped	"R-1"

History: None

Applicant: German-American Association, % Mike Sauerwein, 2615 Esthner,  
Wichita 67213

-----  
COMMENTS:

1. The applicant is requesting a conditional use approval to establish a private recreation area on 10 acres zoned "R-1" Suburban Residential. The proposed development plan delineates the following outdoor activities: soccer field and bleachers, softball diamond, tennis or volleyball courts, a picnic area and a lake. Also proposed on this site is a 1500 square foot office and a 9,600 square foot multipurpose building with restrooms and a kitchen.

Access to this site is by way of 57th Street North. Currently, only 20 feet of right-of-way exists for a majority of 57th Street North to West Street. As this recreational area will generate additional traffic volumes, the applicant should attempt to obtain 35 feet of half street right-of-way for the north half of 57th Street North. This public street should terminate in a cul-de-sac.

Due to the potential increase in traffic that could be generated by this recreational area, the applicant should be prepared to respond to a number of questions. Will this recreational area be used only by the members of the German American Association? What is the current number of members in this association? What is their projected growth in memberships? Does the association plan to lease the facilities to other groups? What will be the operating hours and frequency of use?

The Health Department advises that the proposed site plan development differs substantially from the original proposal. Due to the addition of the multi-purpose building, softball, tennis and soccer fields the Wichita-Sedgwick County Health Department is concerned about sewage facility design. In addition, the intended use will probably require that the drinking water supply be permitted and approved as a non-community public water supply by the Kansas Department of Health and Environment. If the groundwater elevation is too high, a lined or sealed lagoon may be required before the state would approve water supply.

In order for the Health Department to make a decision on requirements for on-site sewage and water supply more information will be required regarding soil types, groundwater elevation and projected wastewater generation based on intended usage.

As the proposed lake will be located within 1000 feet of the centerline of a flood control levee, a permit for excavation must be obtained from the County Engineer per K.S.A. 19-3309. Approval must also be obtained from Flood Control prior to issuance of this permit. All internal drainage should be directed to the proposed lake.

2. A recommendation of approval by the Planning Commission should include the following conditions:
    - a. Subject property shall be platted within one year from the date of approval by the County Commission; or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds.
    - b. The applicant receiving from the Kansas Department of Health and Environment the necessary permits approving the drinking water supply as a non-community public water supply.
    - c. Wichita-Sedgwick County Health Department approval for on-site sewage and water supply.
    - d. As the proposed lake will be located within 1000 feet of the centerline of a flood control levee, a permit for excavation must be obtained from the County Engineer per K.S.A. 19-3309. Approval must also be obtained from Flood Control prior to issuance of this permit.
    - e. All internal drainage shall be directed to the proposed lake.
    - f. Prior to the issuance of any building permits, the applicant shall receive approval of the Health Department as to the adequacy of the proposed on-site sewage facilities.
    - g. The lighting of all ball fields, soccer fields and tennis or volleyball courts shall be prohibited.
    - h. Gates providing access to this site shall remain locked after operating hours.
-



SEDGWICK COUNTY, **RECEIVED**  
DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA  
WICHITA, KANSAS 67213-4498  
(316) 268-7901

JUL 16 1985

METROPOLITAN PLANNING

ROUTE  SMYTHE

TO: Terry Smythe, Metropolitan Area  
Planning Department

FROM: Jim Weber, Engineer *JW*

DATE: July 12, 1985

SUBJ: CU-284, Recreation Area for German American  
Association

We have reviewed the site plan for the above referenced Conditional Use Permit and have the following comments:

1. As the proposed lake will be located within 1000 feet of the centerline of a flood control levee, a permit for excavation must be obtained from the County Engineer per K.S.A. 19-3309. Approval must also be obtained from Flood Control prior to issuance of this permit.
2. Currently, only 20 feet of right-of-way exists for 57th St. North from a point 660 feet east of this property to West Street. Right-of-way for the residential streets south of 57th St. North is also inadequate. As this recreational area may generate significant traffic volumes, the applicant should obtain 35 feet of half street right-of-way for the north half of 57th St. North.
3. All internal drainage should be directed to the proposed lake.

If you have any questions concerning these comments, please call me at 268-7901.

JW/yls

cc: CU-284 File

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE July 9, 1985

TO Terry Smythe, Senior Planner

FROM Jack A. Brown, Chief, Environmental Quality

SUBJECT CU-284

On March 12, 1985, Mike Sauerwein contacted this Department regarding a building on the above subject property for the proposed use of on-site water and wastewater facilities. The building size was indicated to be a 1500 square foot office and meeting room with the possibility of a 4000 square foot club house in 5-10 years. I offered 3 options regarding on-site sewage facilities which were all dependent on projected use, soil percolation and groundwater elevation.

The proposed site plan development differs substantially from the original proposal. Due to the addition of the multi-purpose building, softball, tennis and soccer fields I am concerned about sewage facility design. In addition, the intended use will probably require that the drinking water supply be permitted and approved as a non-community public water supply by the Kansas Department of Health and Environment. If groundwater elevation is too high a lined or sealed lagoon may be required before the state would approve water supply.

In order for this Department to make a decision on requirements for on-site sewage and water supply more information will be required regarding soil types, groundwater elevation and projected wastewater generation based on intended usage.

  
Jack A. Brown, Chief  
Environmental Quality

JAB/cb

cc: Ron Worley, County Zoning

RECEIVED

JUL 09 1985

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

From DAVID SPURS  
COUNTY PUBLIC WORKS

To TERRY SMITH  
PLANNING  
268-4421

Subject CONDITIONAL USES FOR MAPC 7-25-85

Date 7-3-85


Message

CU-283 MOBILE HOME PARK  
CU-284 PRIVATE RECREATION AREA

PLEASE REVIEW AND MAKE COMMENTS. CU-283 HAS TO BE SENT TO DERBY BY JULY 11 SO RETURN COMMENTS ASAP. CU-284 COMMENTS BY JULY 16 IF POSSIBLE. IF YOU HAVE ANY QUESTIONS CALL,

SIGNED *T. Smith*  
DATE

Reply

From	JACK BROWN HEALTH DEPT.	To	T. SMYTHE PLANNING
Subject	CONDITIONAL USES FOR MAPC 7-25-85		Date 7-3-85
Message	<p>CU-283 MOBILE HOME PARK</p> <p>CU-284 PRIVATE RECREATION AREA</p> <p>PLEASE REVIEW AND MAKE COMMENTS. CU-283 HAS TO BE SENT TO DERBY BY JULY 11 SO MAKE COMMENTS ASAP. CU-284 COMMENTS BY JULY 16 IF POSSIBLE</p>		
Reply	<p>SIGNED: <i>Denny</i> DATE: _____</p>		
 47-223 Made in U.S.A.			
SIGNED: _____ <b>RETURN THIS COPY TO SENDER</b>			



CASE NO. CU-284

13	"Notices to adjoining property owners mailed on 7-11-85 <sup>?</sup> for MAPC meeting on <u>7-25-85</u> .
2	One each to Applicant(s) and Agent(s).
3	One each to Ron Worley, David Spears and Karen Crook.
<hr/>	
18	TOTAL

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

July 11, 1985

NOTICE OF PUBLIC HEARING

Case No.: CU-284.

Location: On the north side of 57th Street North in an area west of West Street.

Address: N/A.

Request: Conditional Use Permit to Establish a German-American Cultural Center on Property Zoned "R-1" Suburban Residential District.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on

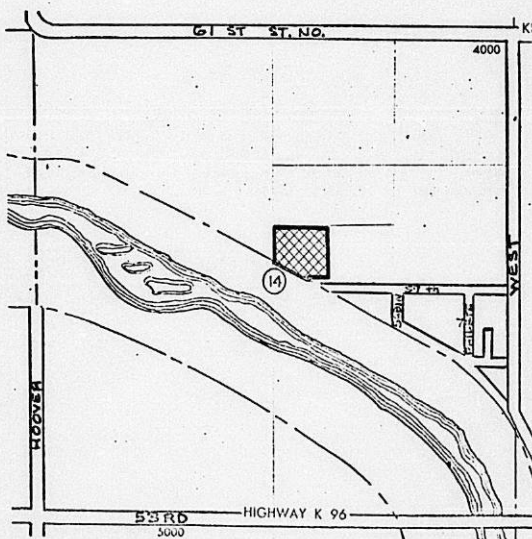
JULY 25, 1985

The meeting will begin at 1:30 p.m. in the City of Wichita City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

If you have any questions or wish additional information, please call 268-4421.

APPLICATION  
AREA



NORTH

SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. CU-284

Conditional Use Permit to Establish a German-American  
Cultural Center on Property Zoned "R-1"  
Suburban Residential District

The West 10' Acres of the South 20 Acres of the North 40 Acres of Government Lot 5 in Section 14, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT the South 40 feet of the East 340 feet, and EXCEPT that portion taken for flood control in Case No. A-33666. Generally located on the north side of 57th Street North in an area west of West Street.

Most Restrictive



Least Restrictive

DISTRICT	NAME OF DISTRICT AND USES PERMITTED
R	RURAL RESIDENTIAL Agriculture and One Family Dwellings
R-1	SUBURBAN RESIDENTIAL Agriculture, One Family Dwellings, Schools and Churches
AA	ONE FAMILY DWELLING Agriculture, One Family Dwellings, Schools and Churches
BB	OFFICE All Uses Permitted in More Restrictive Zones and Business and Professional Offices
OC	OFFICE COMMERCIAL Offices, Limited Retail and Service Uses Operated Within a Building.
LC	LIGHT COMMERCIAL All Uses Permitted in More Restrictive Zones and Purely Retail Businesses Operated Within a Building
C	GENERAL COMMERCIAL All Uses Permitted in More Restrictive Zones Plus All Commercial Uses
E	LIGHT INDUSTRIAL All Uses Permitted in More Restrictive Zones Plus Industrial Uses Which Do Not Create Hazards or Nuisance From Fire, Dust, Odor or Smoke***
F	HEAVY INDUSTRIAL Any Use, Some as Conditional Uses***

CASE NO. CU-284

Conditional Use Permit to Establish a German-American  
Cultural Center on Property Zoned "R-1"  
Suburban Residential District

The West 10 Acres of the South 20 Acres of the North 40 Acres of Government Lot 5 in Section 14, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT the South 40 feet of the East 340 feet, and EXCEPT that portion taken for flood control in Case No. A-33666. Generally located on the north side of 57th Street North in an area west of West Street.

13+2+3+1=19

APPLICATION FOR CONDITIONAL USE PERMIT

CU-284

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

- 1. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

A. APPLICANT German-American Asso., c/o Mike Sauerwine
ADDRESS 2615 Esthner, Wichita Zip Code 67213 PHONE 942-0028
AGENT Baughman Co., P.A.
ADDRESS 330 Laura, Wichita Zip Code 67211 PHONE 262-7271

B. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

C. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

(Use separate sheet if necessary for names of additional applicants).

- 2. A. The applicant proposes to establish a German-American center on property legally described as Lot(s) Block(s) of the Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

OK
done

The west 10 acres of the south 20 acres of the north 40 acres of Gov't. Lot 5 in Section 14, T26S, R1W.

- B. There are 10 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5154A Zoning (N) R-1 (S) R-1 (E) R-1 (W) R-1 MAPC 7-25-85

3. This property is located at (address) \_\_\_\_\_.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the \_\_\_\_\_ corner of \_\_\_\_\_ and \_\_\_\_\_, OR

B. On the north side of 57th St. No. (Ave.) Street ~~XXXXXX~~  
west of West St. (Ave.) Street and \_\_\_\_\_ (Ave.) Street.

4. We request this Conditional Use Permit for the following reasons:

To construct a German-American cultural center

5. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS THAT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

*Michael S. Lawrence*  
APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 3:30 (AM,  
PM) on 6-26-85 (day, month, year). It has been checked and  
found to be complete and accompanied by required documents and the appropri-  
ate fee of \$ ~~200.00~~  
400.00.

T. SMYTHE Name  
SR. PLANNER Title

OWNERSHIP LIST

Property Description

Property Owner

West 10 acres of the South 20 acres of the North 40 acres of Government Lot 5 in Section 14, Twp. 26, Range 1 West except the South 40 feet of the East 340 feet for r/o/w access and except portion taken for floodway in Condemnation Case #A-33666.

X The German American Association  
C/O Charles Thorpe  
805 N. Colorado  
Wichita, KS 67212

East 10 acres of the South 20 acres of the North 40 acres of Government Lot 5, Section 14, Twp. 26, Range 1 West except the South 40 feet of the East 660 feet for r/o/w access.

X Delbert F. Crowl  
Edith P. Crowl  
2204 Everett Ave.  
Wichita, KS 67213

PK-87 North 20 acres of Government Lot 5, PK-88 the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , and Government Lot 4, all in Section 14, Twp. 26, Range 1 West, except that portion taken for floodway in Condemnation Case #A-33666.

X John R. Crowley *Trustee*  
~~Address Unknown~~  
C/O Mrs. Jim Hayes  
P.O. Box 126  
Leon, KS 67074

SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Twp. 26, Range 1 West.

X John J. Leeker  
3772 Jeanette  
Wichita, KS 67204

NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Twp. 26, Range 1 West.

X Wayne M. Armstrong  
Zelma D. Armstrong  
1809 W. 18th  
Wichita, KS 67203

Beginning S 0°10' W 348.74' and N 88°56' W 1072.22' from the NE/c of the SE $\frac{1}{4}$  of Section 14, Twp. 26, Range 1 West; th. S 0°10' W 423.20' more or less to Wichita Valley Center Flood Control r/o/w; th. along said r/o/w N 57°55' W 131.73'; th. N 0°10' E 355.3' more or less; th. S 88°56' E 111.83' to p.o.b.

PK-85-3

X G. G. Elliott  
Alice E. Elliott  
~~Address Unknown~~  
c/o Henry McVay  
4330 Gustafson  
67205

Beginning 931.56' West and 20' South of the NE/c of the SE $\frac{1}{4}$  of Section 14, Twp. 26, Range 1 West; th. South 837.34' to r/o/w of flood control ditch; th. North and West along r/o/w 165.7' more or less; th. North 423.20'; th. West 252.83'; th. North 328.74' to point West of beginning; th. East 393.49' to beginning.

X Vernon W. Hill  
Robert E. Hill  
4320 Gustafson  
Wichita, KS 67205

Beginning 348.74' South of the North line and 1325.05' West of the East line of the SE $\frac{1}{4}$  of Section 14, Twp. 26, Range 1 West; th. South parallel with East line of SE $\frac{1}{4}$ , 269' more or less to N'y r/o/w of Wichita Valley Center Flood Control r/o/w; th. SE'y on N'y line of r/o/w 166'; th. North 353.3' more or less to a point 348.74' South and 1184.05' West of East line of SE $\frac{1}{4}$ ; th. West 141' to p.o.b.

X Keith L. Larcom  
Helen M. Larcom  
4350 Gustafson  
Wichita, KS 67205

<u>Property Description</u>	<u>Property Owner</u>
Beginning 1325.05' West and 336.5' South of the NE/c of the SE $\frac{1}{4}$ of Section 14, Twp. 26, Range 1 West; th. South parallel with East line of said SE $\frac{1}{4}$ , 281.54' to Wichita Valley Center flood control r/o/w; th. NW'ly along r/o/w to concrete r/o/w marker; th. NW'ly along r/o/w 24.93' and 27.22'; th. North parallel with East line of SW $\frac{1}{4}$ , 234.7'; th. East parallel with North line of SE $\frac{1}{4}$ 85.6' to beg., subject to road easement on South 30'.	X Michael W. Wendling Manie Rita Wendling 4400 Gustafson Wichita, KS 67205
Beginning 1669.15' West and 336.5' South of the NE/c of the SE $\frac{1}{4}$ of Section 14, Twp. 26, Range 1 West; th. East parallel with Wichita Valley Center Flood Control r/o/w; th. NW'ly along said r/o/w 174'; th. North parallel with East line of said SE $\frac{1}{4}$ ; th. 102.6' to p.o.b., subject to road easement on South and West.	X James Doyle Morgan 4440 Gustafson Wichita, KS 67205  Agreement to Purchase: Michele R. Hall 4420 Gustafson Wichita, KS 67205
Beginning 1515.15' West and 336.5' South of the NE/c of the SE $\frac{1}{4}$ of Section 14, Twp. 26, Range 1 West; th. East 104.5'; th. South 234.70' to a point on the Wichita Valley Center Flood Control r/o/w; th. NW'ly along said r/o/w line 118.1'; th. North parallel with East line of said SE $\frac{1}{4}$ 181.3' to p.o.b., subject to 30' road easement on South side thereof.	of Michael W. Wendling Manie Rita Wendling 4400 Gustafson Wichita, KS 67205
Beginning 20' South and 1325.05' West of the NE/c of the SE $\frac{1}{4}$ of Section 14, Twp. 26, Range 1 West; th. West 344.1'; th. South 126.6'; th. East 344.1'; th. North 126.6' to p.o.b. subject to 40' road easement on West.	Same As Above
Beginning 20' South of the NE/c of the SE $\frac{1}{4}$ of Section 14, Twp. 26, Range 1 West; th. West parallel with the North line of the SE $\frac{1}{4}$ , 1325.05'; th. South parallel with East line of SE $\frac{1}{4}$ 126.6' for p.o.b.; th. West parallel to North line of SE $\frac{1}{4}$ , 161.1'; th. South parallel to East line of SE $\frac{1}{4}$ , 189.9'; th. East parallel to North line of SE $\frac{1}{4}$ , 161.1'; th. North parallel to East line of SE $\frac{1}{4}$ 189.9' to p.o.b.	Same As Above

Property DescriptionProperty Owner

Beginning 146.6' South and 1486.15' West of the NE/c of the SE $\frac{1}{4}$  of Section 14, Twp. 26, Range 1 West; th. West parallel to North line of SE $\frac{1}{4}$ , 183'; th. South parallel to East line of SE $\frac{1}{4}$ , 189.9'; th. East parallel to North line of SE $\frac{1}{4}$ , 183'; th. North parallel to East line of SE $\frac{1}{4}$ , 189.9' to p.o.b., except the West 40 feet for road easement.

*of* James Doyle Morgan  
4440 Gustafson  
Wichita, KS 67205

The West 1 acre of the tract of land described as follows:

Beginning at the SE/c of Section 14, Twp. 26, Range 1 West, th. N 0°10' E 2640.09'; th. N 88°56' W 1325.05' for a p.o.b.; th. S 0°10' W, 600' more or less to the N'y r/o/w line of the Wichita Valley Center Flood Control Project; th. N 57°55' W, 46' more or less to right of way monument of said Project; th. N 61°52' W 24.93' to right of way monument; th. N 62°03' W 445.22' to right of way monument; th. N 0°06' W, 362.25'; th. S 88°56' E 455.3' more or less to p.o.b.

X James A. Cruce  
C. Edna Cruce  
4515 Gustafson  
Wichita, KS 67205

West 15 acres of the South 28.59 acres of Government Lot 5 except Floodway Condemnation Case A-33666, in Section 14, Twp. 26, Range 1 West.

Ms. HESTEL D. SEWELL  
X Josephine A. Stabler  
c/o Ray Keeler  
4520 Gustafson  
Wichita, KS 67205  
4525 W. 57th St. No.  
Dedicated to public  
for road.

North 20' of Lot 7, Section 14, Twp. 26, Range 1 West, also a tract beginning at the NW/c of Lot 7, Section 14, Twp. 26, Range 1 West; th. South 20'; th. East 454'; th. North 20' to beginning.

*owner as of May 17th  
(address of property  
was checked by  
Co. P. Walsh)*

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described tracts within a 1000 foot radius of:

The West 10 Acres of the South 20 Acres of the North 40 Acres of Government Lot 5 in Section 14, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, Except the South 40 feet of the East 340 feet, and Except that portion taken for flood control in Case No. A-33666.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 9th day of April, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Mary Stabler*  
Sr. Vice-President

Order No: 344835  
ns

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

July 11, 1985

NOTICE OF PUBLIC HEARING

Case No.: CU-284.

Location: On the north side of 57th Street North in an area west of West Street.

Address: N/A.

Request: Conditional Use Permit to Establish a German-American Cultural Center on Property Zoned "R-1" Suburban Residential District.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on

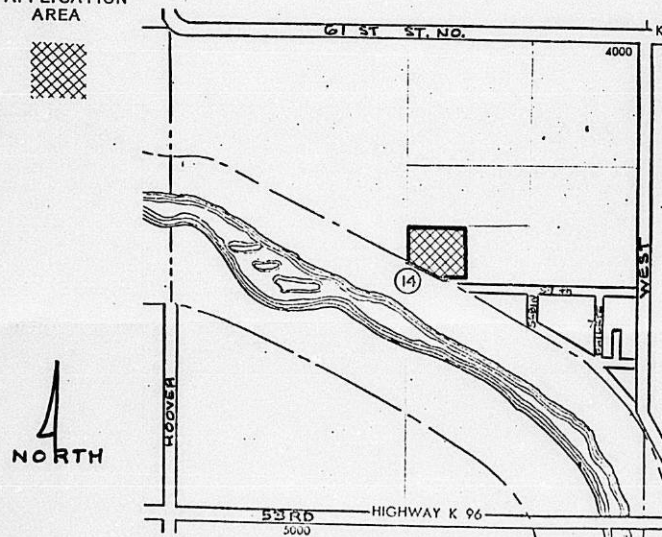
JULY 25, 1985

The meeting will begin at 1:30 p.m. in the City of Wichita City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

If you have any questions or wish additional information, please call 268-4421.

APPLICATION  
AREA



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. CU-284

Conditional Use Permit to Establish a German-American  
Cultural Center on Property Zoned "R-1"  
Suburban Residential District

The West 10 Acres of the South 20 Acres of the North 40 Acres of Government Lot 5 in Section 14, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; EXCEPT the South 40 feet of the East 340 feet, and EXCEPT that portion taken for flood control in Case No. A-33666. Generally located on the north side of 57th Street North in an area west of West Street.

Most Restrictive



Least Restrictive

DISTRICT	NAME OF DISTRICT AND USES PERMITTED
R	RURAL RESIDENTIAL Agriculture and One Family Dwellings
R-1	SUBURBAN RESIDENTIAL Agriculture, One Family Dwellings, Schools and Churches
AA	ONE FAMILY DWELLING Agriculture, One Family Dwellings, Schools and Churches
BB	OFFICE All Uses Permitted in More Restrictive Zones and Business and Professional Offices
OC	OFFICE COMMERCIAL Offices, Limited Retail and Service Uses Operated Within a Building.
LC	LIGHT COMMERCIAL All Uses Permitted in More Restrictive Zones and Purely Retail Businesses Operated Within a Building
C	GENERAL COMMERCIAL All Uses Permitted in More Restrictive Zones Plus All Commercial Uses
E	LIGHT INDUSTRIAL All Uses Permitted in More Restrictive Zones Plus Industrial Uses Which Do Not Create Hazards or Nuisance From Fire, Dust, Odor or Smoke***
F	HEAVY INDUSTRIAL Any Use, Some as Conditional Uses***

FORM 29-021

PAYMENT NOTICE  
City of Wichita

*will pay*

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
<i>Planning</i>	<i>\$ 200.00</i>

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 FUND \_\_\_\_\_ DUE DATE \_\_\_\_\_  
 COMMENTS \_\_\_\_\_  
 DATE \_\_\_\_\_ BY \_\_\_\_\_

FORM 29-021

PAYMENT NOTICE  
City of Wichita

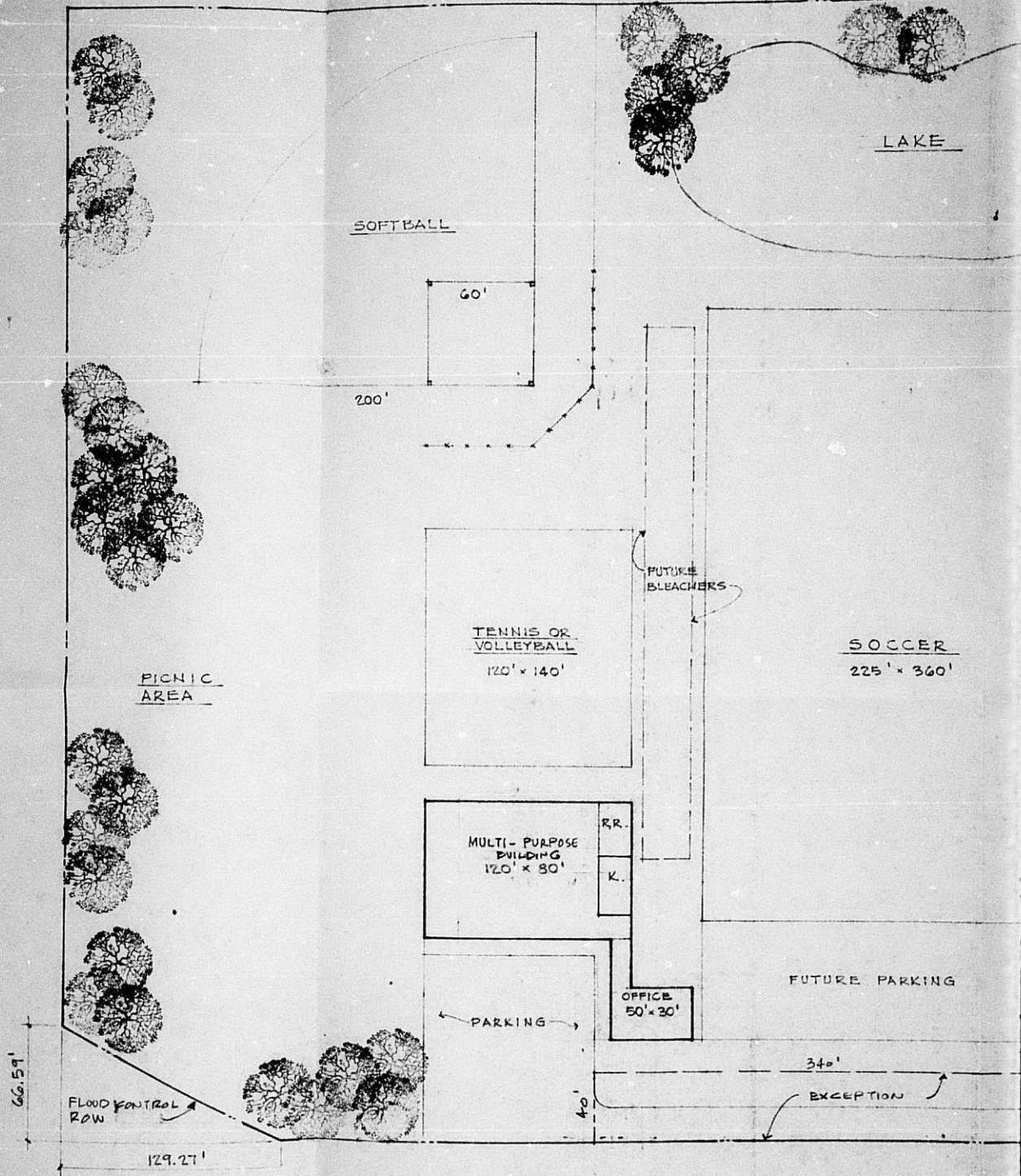
Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
<i>Planning</i>	<i>200.00</i>

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 FUND \_\_\_\_\_ DUE DATE \_\_\_\_\_  
 COMMENTS \_\_\_\_\_  
 DATE \_\_\_\_\_ BY \_\_\_\_\_

660.0'

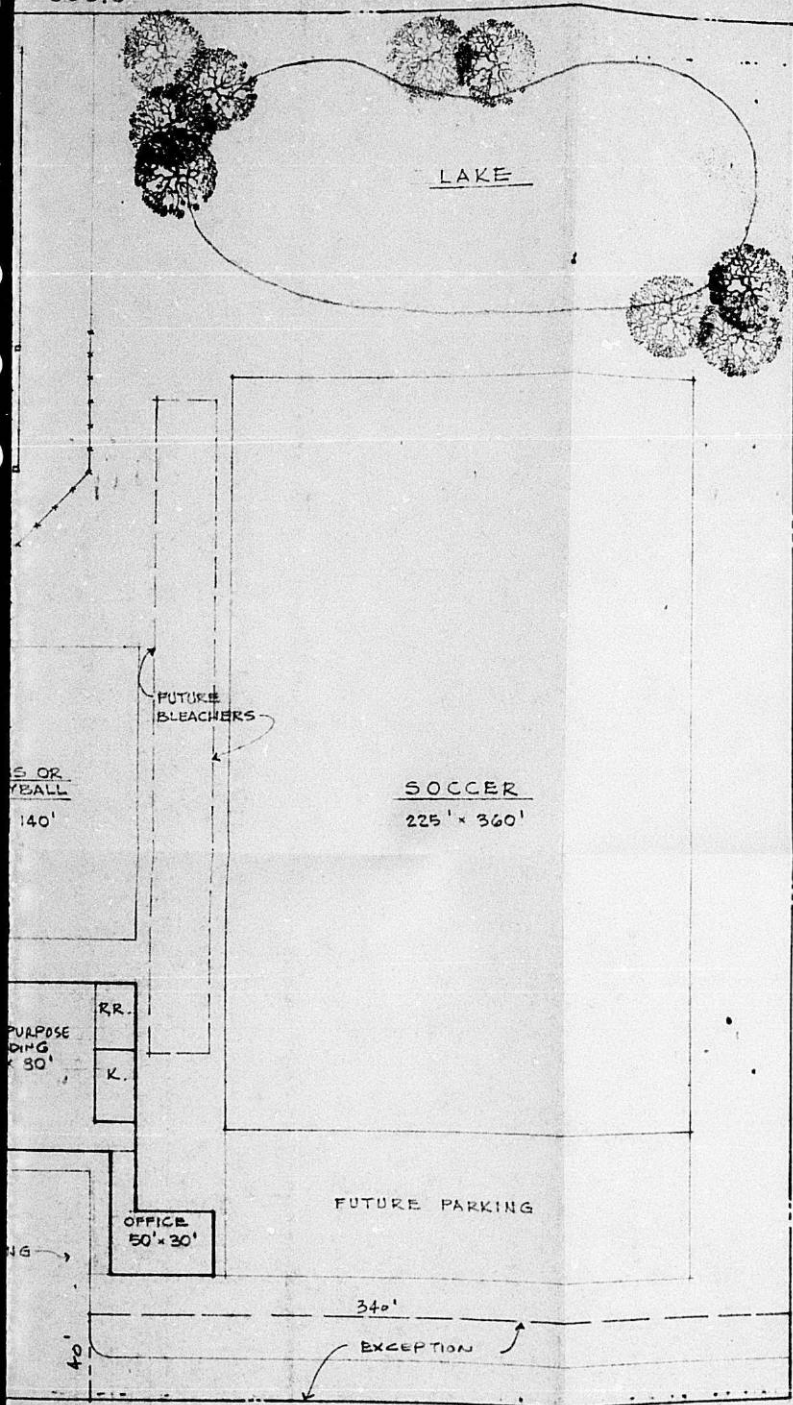


# SITE PLAN 1" = 50'-0"

## LEGAL DESCRIPTION:

THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES OF GOVERNMENT LOT 5 IN SECTION 14, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 40 FEET OF THE EAST 340 FEET, AN EXCEPT THAT PORTION TAKEN FOR FLOOD CONTROL IN CASE NO. 'A-

660.0'



660.0'



SITE PLAN 1" = 50'-0"

DESCRIPTION:  
 10 ACRES OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES  
 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE  
 OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY,  
 EXCEPT THE SOUTH 40 FEET OF THE EAST 340 FEET, AND  
 THAT PORTION TAKEN FOR FLOOD CONTROL IN CASE NO. A-33666

CU-284  
SITE PLAN

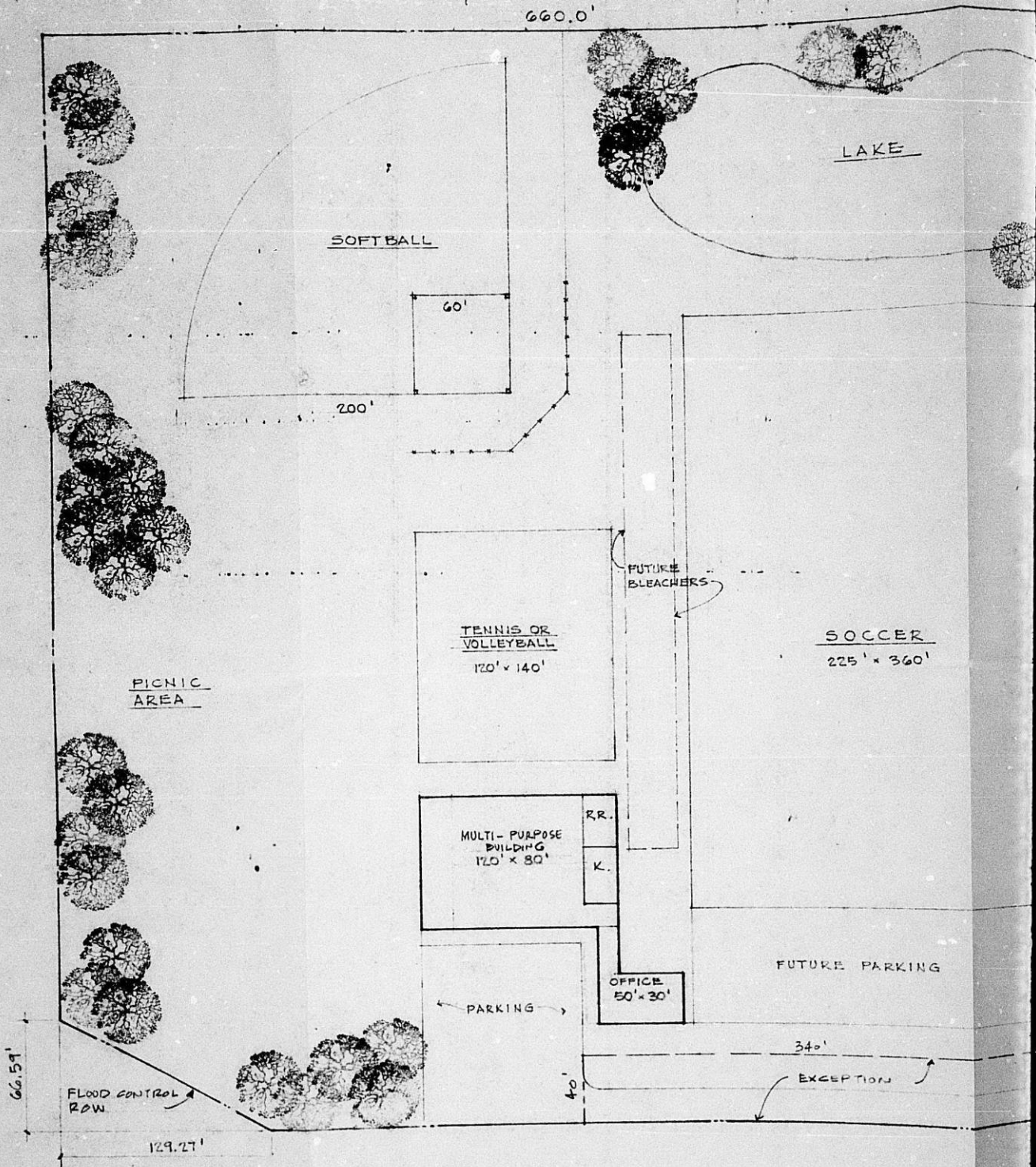
MADC APPROVED 7-25-85  
BGC APPROVED 8-21-85

SEE RESOLUTION #267-1985

A PROPOSED DEVELOPMENT  
 FOR  
 GERMAN AMERICAN ASSN  
 WICHITA, KANSAS

**Watts Richard Perkins**  
**ARCHITECT, P.A.**  
 215 N. MILLER WICHITA, KANSAS  
 67204  
 (316) 262-8781

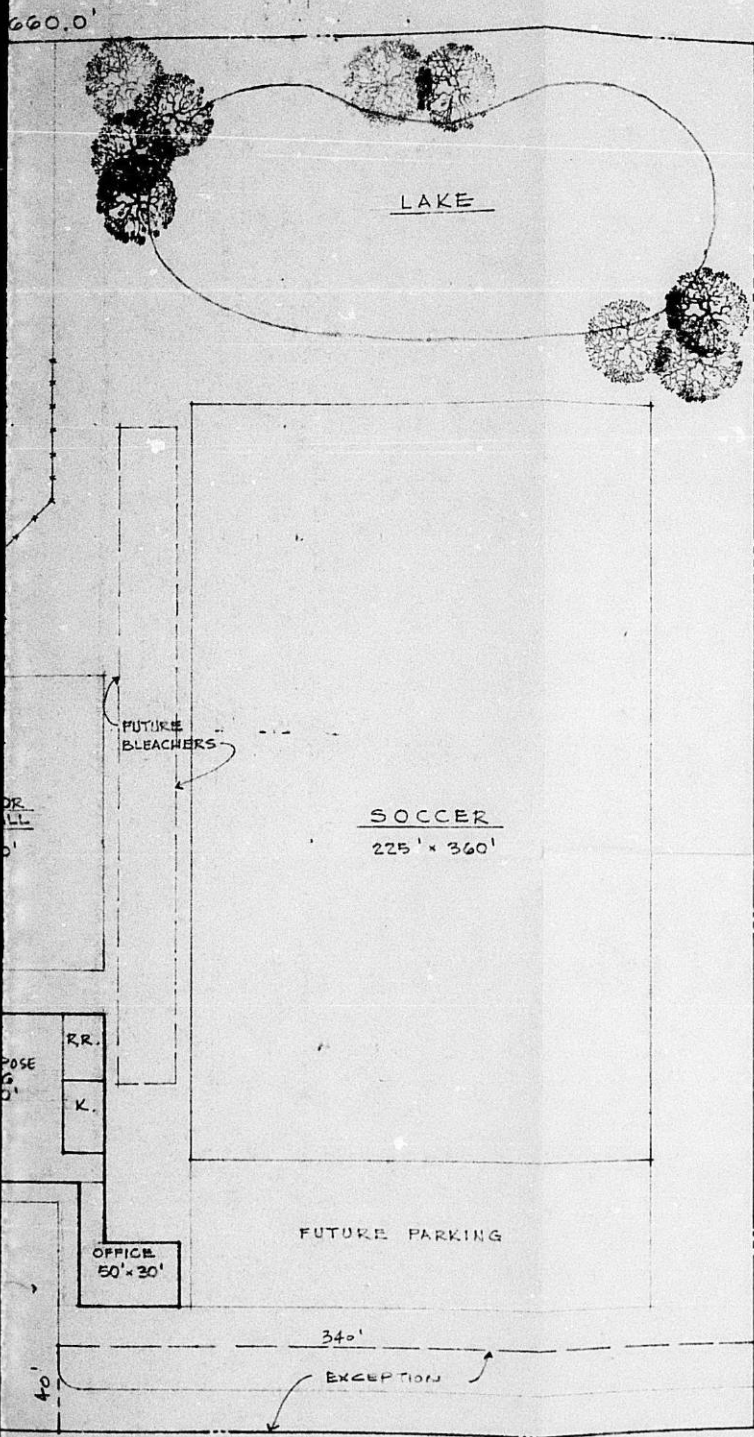
JOB NO. 100  
 DATE 7-25-85  
 SHEET NO. 1



SITE PLAN 1" = 50'-0"

LEGAL DESCRIPTION:

THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES OF GOVERNMENT LOT 5 IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 40 FEET OF THE EAST 340 FEET, AND EXCEPT THAT PORTION TAKEN FOR FLOOD CONTROL IN CASE NO. A-3360



E PLAN 1" = 50'-0"

DESCRIPTION:  
 20 ACRES OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES  
 OF LOT 5 IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE  
 THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY,  
 KANSAS EXCEPT THE SOUTH 40 FEET OF THE EAST 340 FEET, AND  
 THAT PORTION TAKEN FOR FLOOD CONTROL IN CASE NO. A-33666

660.0'



CU-284  
 SITE PLAN

MAPC APPROVED 7-25-85  
 BGC APPROVED 8-21-85

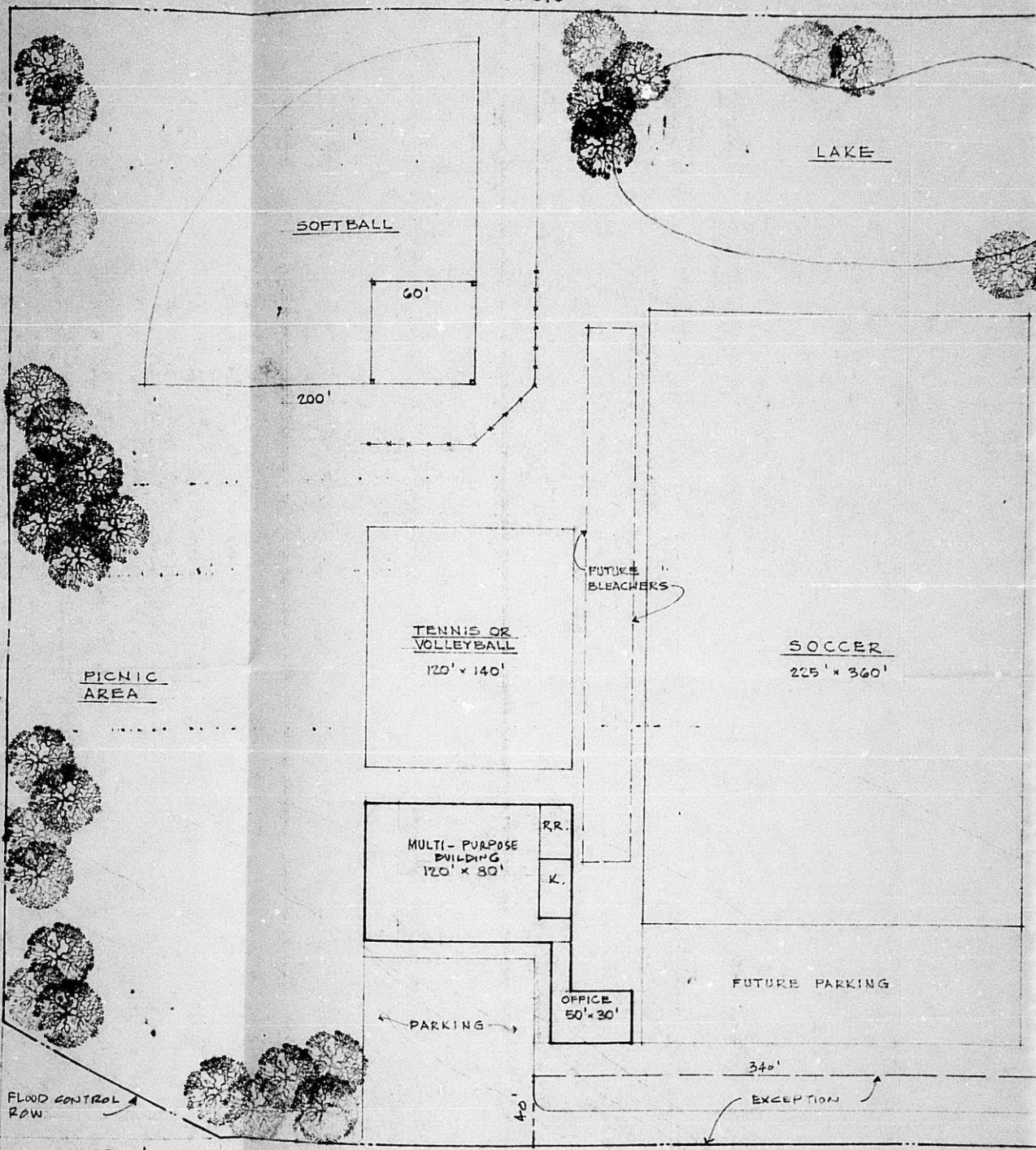
SEE RESOLUTION # 267-1985

A PROPOSED DEVELOPMENT  
 FOR  
 GERMAN AMERICAN ASSN  
 WICHITA, KANSAS

**Morris Richard Perkins**  
**ARCHITECT, P.A.**  
 808 N. HILLCOCK WICHITA, KANSAS 67204  
 (316) 633-0781

JOB NO. 6502  
 DATE 6/25/85  
 SHEET NO. 1

660.0'

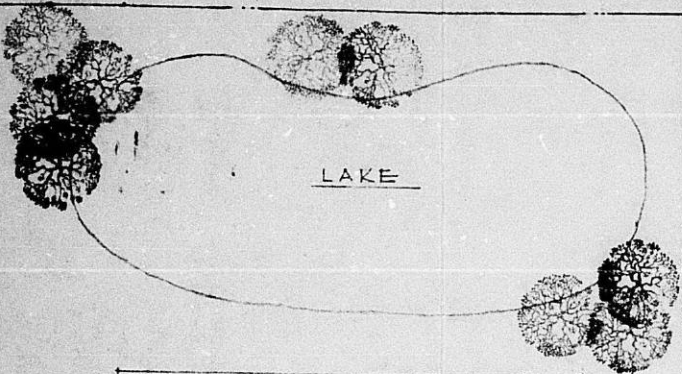


SITE PLAN 1" = 50'-0"

LEGAL DESCRIPTION:  
 THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES  
 OF GOVERNMENT LOT 5 IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE  
 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY,  
 KANSAS, EXCEPT THE SOUTH 40 FEET OF THE EAST 340 FEET, AND  
 EXCEPT THAT PORTION TAKEN FOR FLOOD CONTROL IN CASE NO. A-33666

*R/W of [unclear]*  
*[unclear]*

660.0'



LAKE

660.0'

FUTURE BLEACHERS

SOCCER  
225' x 360'

FUTURE PARKING

OFFICE  
50' x 30'

340'  
EXCEPTION



10,000 sq ft  
10% min. area

P/W agreement  
 needed for 57M  
 bench  
 stand and  
 those things removed  
 already 77.4  
 need other property  
 ? To remain?

NO!  
 ↓  
 1500 sq ft office?  
 "BB"

members only?  
 Terrace? (bleachers  
 around outside perimeter)

It opened...  
 no light for ball screen  
 fields/terraces  
 not good!

A PROPOSED DEVELOPMENT  
 FOR  
**GERMAN AMERICAN ASSN**  
 WICHITA, KANSAS

**Morris Richard Perkins**  
**ARCHITECT, P.A.**  
 405 N. HOLLISTON WICHITA, KANSAS  
 67202-2797



JOB NO. 100  
 DATE OF PLS  
 SHEET NO. 1

PLAN 1" = 50'-0"

DESCRIPTION:  
 20 ACRES OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES  
 IN LOT 5 IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE  
 THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY,  
 KEPT THE SOUTH 40 FEET OF THE EAST 340 FEET, AND  
 PORTION TAKEN FOR FLOOD CONTROL IN CASE NO. A-33666