

DR 81-27
17th St. Substa.

POSTED
12-5-82

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. *Approved Subject to conditions* 2-11-82

B.C.C./B.CO.C. *Approved* 3-9-82
recommended except height of pole to 6'

DR 81-27 - K.G. & E. requests Special Permit to Expand and Reconstruct the 17th Street Electrical Substation. Generally located between Emporia and St. Francis, on the south side of 17th Street.



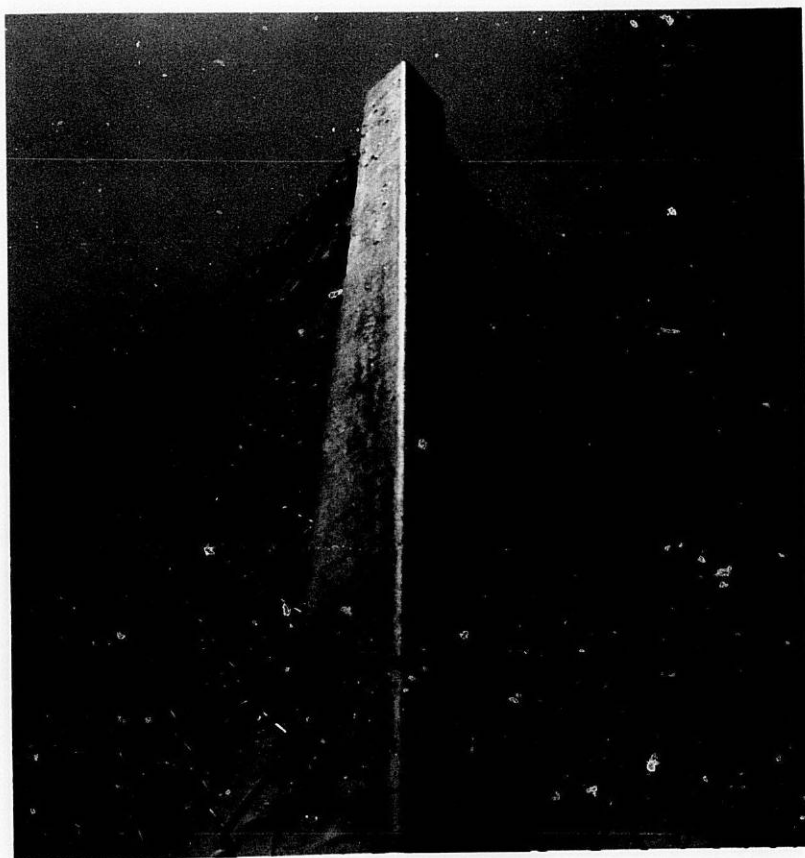
Cyclone Fence

Cyclone Type II

NEW

Cyclone Type I

Cyclone Rustake



USS Cyclone Steel Chain Link Fence

The Most Widely Used Chain Link Fence in the World

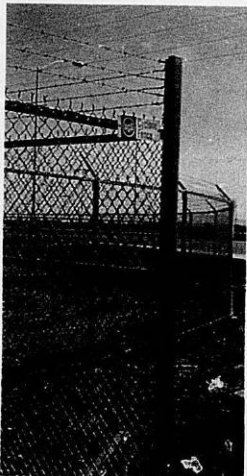
USS CYCLONE Chain Link Fence is engineered and constructed to provide superior protection for plants, properties or people. Every part that goes into a USS CYCLONE Fence is completely pre-engineered to assure adequate strength, weight and performance for its particular function. The exceptionally rugged construction assures a fence that will provide maximum security... withstand hard wear and abuse... minimize maintenance... and give long, economical service.

Because of its many inherent advantages, USS CYCLONE Fence has

become the most widely used chain link fence in the world—and the most *imitated*. However, no other chain link fence can match the combination of desirable features offered by CYCLONE. You get all of its built-in advantages and benefits only when you specify USS CYCLONE—the brand name of a specific fence manufactured and sold exclusively by *United States Steel*. No other chain link fence is a CYCLONE Fence.

USS CYCLONE Fence is available in three basic types: USS CYCLONE Type II, USS CYCLONE Type I, and

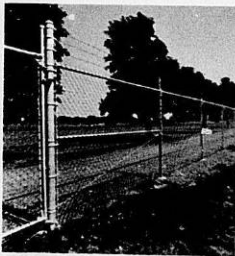
Now...available in 3 basic construction types



USS Cyclone Type II **NEW**

USS CYCLONE Type II is a new and better looking fence system—with line posts, terminal posts and top rail specially engineered for fencing—yet in the same price range as USS CYCLONE Type I. Field tested in hundreds of commercial applications since its introduction, it has

proven more functional and stronger than any comparable type of fencing. It has square posts and rails with clean, crisp lines that blend with today's architecture. It has fewer parts and requires less maintenance than any other chain link fence. It is available in Safeguard, Victory and Invincible styles (described on the following page) in a wide range of heights. (See pages 3 through 6)



USS Cyclone Type I

USS CYCLONE Type I has been the standard for quality fencing for many years, and is the most widely used of all chain link fences. It has tubular gate and terminal posts and rails, and H-column line posts, that provide the great strength and rigidity essential in a fence designed for protection. It offers the durability,

USS CYCLONE RUSTAKE... in a wide range of heights and three different styles that provide any needed degree of security... with galvanized or aluminum-coated steel chain link wire fabric.

USS CYCLONE Fence is erected by trained installation crews. This assures you an expertly erected fence that provides the attractive appearance, unequalled durability, and long-term economy which—along with its many other advantages—account for the outstanding success of USS CYCLONE Chain Link Fence.

neat appearance and long-range economy inherent in all USS CYCLONE Fences. It is available in Safeguard, Victory and Invincible styles (described on the following page) in a wide range of heights. (See pages 7, 8 and 9.)



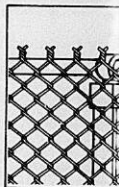
USS Cyclone Rustake Fence

USS CYCLONE RUSTAKE Fence is designed to serve as a screen as well as a protective barrier. It combines the protection of steel and the beauty of California redwood, offering a high degree of privacy and noise control as well as security. It consists of USS Chain Link Fabric with sturdy strips of redwood inserted vertically through the mesh. It is available with either Type II or Type I framework, with an optional barbed wire top finish, in a wide range of heights. (See page 11.)

Unmatched Versati

USS CYCLONE Fence every possible fence

Any Degree of



Safeguard

For applications requiring protective protection and where an attractive appearance is desired, tension arms or bars. Available in various heights 5 feet and higher with wire fabric having extending above fences 4 feet and higher with fabric having finish flush with the top used for private homes, playgrounds, municipal projects, amusement

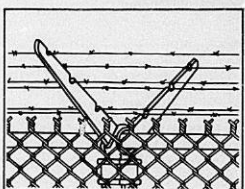
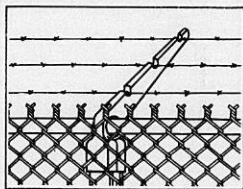
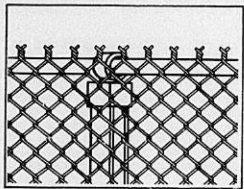
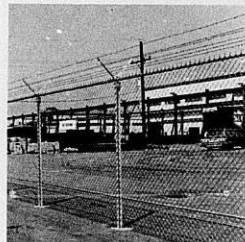
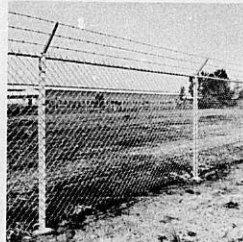
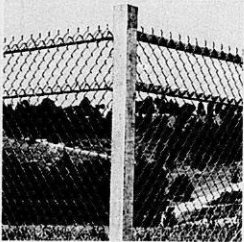
Unmatched Versatility

USS CYCLONE Fence handles almost every possible fencing requirement

—from establishing property lines to excluding trespassers and vandals from vital industrial plants, public work facilities or defense establish-

ments. Protection and privacy in any desired degree may be obtained by specifying one of the three styles of construction described below.

Any Degree of Protection or Privacy Required...



Safeguard

For applications not requiring positive protection against intruders, and where an attractive, "friendly" appearance is desirable. Has no extension arms or barbed wire at top. Available in various heights. Fences 5 feet and higher are supplied with wire fabric having barbed top finish extending above top rail, while fences 4 feet and lower are supplied with fabric having a knuckled top finish flush with the top rail. Widely used for private homes, schools and playgrounds, municipal and public projects, amusement parks.

Invincible

Combines the strength of steel with the formidable appearance and positive protection only barbed wire can provide. Has strong single extension arms set at a 45° angle, carrying three strands of barbed wire. Standard heights range from 7 to 10 feet, with special heights also available. Used extensively for protection of industrial plants, defense installations, public works facilities, athletic fields, and other areas where security and rigid control of entrance and exit traffic is required.

Victory

Provides maximum security. Has strong "V" shaped extension arms carrying six strands of barbed wire. Presents an insurmountable barrier from either side. Finest fence available for use where maximum security is a prime necessity.

Special Fence Designs

USS CYCLONE Fence is available in special designs for baseball field backstops, tennis courts, animal enclosures, highway barriers and other special applications. (See page 9.)

Design Consultation

Wherever you are, there's a CYCLONE fence office close to you that will provide technical information and assistance in developing specifications for any particular job requirements. (See listing on page 12.)

NE RUSTAKE... in a of heights and three les that provide any ee of security... with or aluminum-coated nk wire fabric.

g Fence is erected by lation crews. This as- expertly erected fence of the attractive appear- ealed durability, and economy which—along y other advantages—the outstanding success ONE Chain Link Fence.

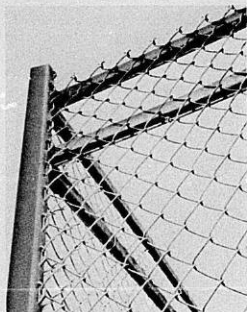
nce and long-range erent in all USS Cy- s. It is available in ctory and Invincible bed on the following ide range of heights. (8 and 9.)

Chain Link Rustake Fence

RUSTAKE Fence is de- e as a screen as well as arrier. It combines the steel and the beauty of redwood, offering a of privacy and noise ll as security. It con- ain Link Fabric with of redwood inserted ough the mesh. It is n either Type II or ork, with an optional op finish, in a wide ts. (See page 11.)

USS Cyclone Type II Fence **NEW**

An Important Innovation In Chain Link Fencing



General Description

USS CYCLONE Type II is a new chain link fence specifically designed to be better looking, as well as to provide greater strength, better protection, and easier maintenance. Its squared posts and rails present a clean, uncluttered, streamlined appearance that blends with today's architecture. The fabric is integrally woven to the terminal posts... has no protruding nuts and bolts... is more difficult for vandals to climb or disassemble... provides long service life with minimum maintenance.

Typical Applications

USS CYCLONE Type II Fence is suitable for practically any chain link fencing application—from schools, playgrounds and parks requiring minimum protection, to industrial plants, defense installations, and other areas where maximum security is vital.

Advantages

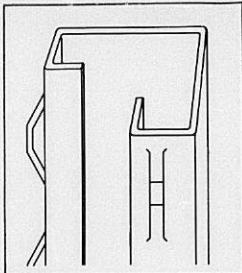
USS CYCLONE Type II Fence is better looking... stronger... more durable... harder to climb... more difficult to disassemble... requires less maintenance than any other chain link fence.

Availability

USS CYCLONE Type II Fence is available with galvanized or aluminum coated steel chain link fabric... in Safeguard, Invincible or Victory style... in a wide range of heights. Special designs are also available. (See page 9.)

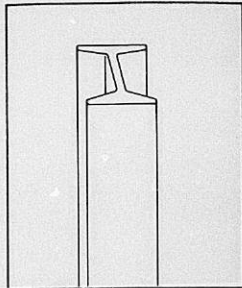
New Design Features

USS CYCLONE Type II Fence incorporates important new design features, shown here, which make it the most outstanding chain link fence available.



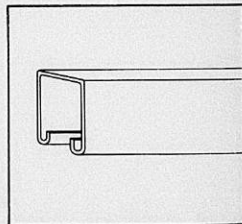
Terminal Posts

The new one-piece terminal post is stronger... neater... holds fabric better. Its unique design inhibits corrosion by making the post self-draining and self-ventilating, and permits easy spray-painting of the interior surfaces if ever required in the future. The fabric is woven evenly into the lock loops—each having 1200 pounds holding power—the entire length of the post for a strong, permanent fit. Elimination of protruding fittings, nuts and bolts foils would-be intruders. Post permits rails and braces to be attached rigidly so they stay snug.



Line Posts

Designed like a beam, the solid H-column line post is exceptionally strong... has no inside surfaces to corrode... makes a tight bond with concrete... keeps fence rigid and straight. The standard H-post weighs 2.7 lb/lin ft, and is stronger than 2 1/2 in. OD pipe. An extra-strong H-post weighing 4.1 lb/lin ft is also available.



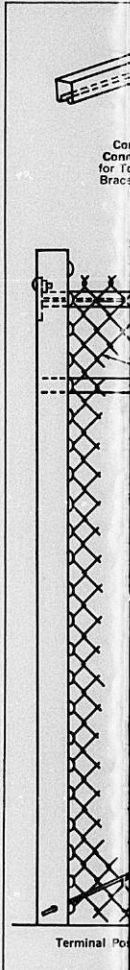
Top Rail

The functional square configuration of the top rail provides great strength, contributes to the crisp lines and contemporary appearance of CYCLONE Type II Fence.

Fewer Mechanical Parts

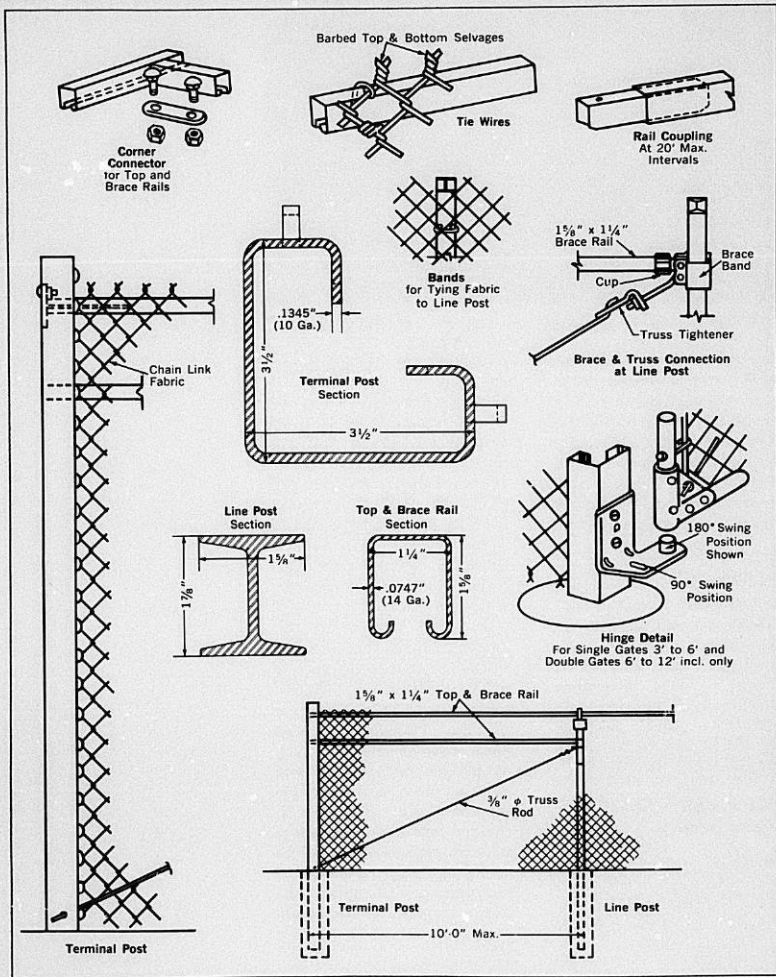
Fewer parts, no protruding fittings, nuts and bolts, make CYCLONE Type II Fence difficult for vandals to climb or disassemble, assure easier maintenance, give the fence a clean, "architectural" look.

Construction De



USS Cyclone Type II Fence **NEW**

Construction Details



beam, the solid H-post is exceptionally strong. The inside surfaces of the rails are a tight bond with the chain link fabric, making the fence rigid and strong. The standard H-post is 1 1/2 inches in diameter and is stronger than a standard pipe. An extra-strong H-post weighs 4.1 lb/lin ft is also available.

The square configuration of the chain link rail provides great strength and contributes to the crisp, clean appearance of Cyclone Type II Fence.

Special Parts

No protruding fittings, no sharp edges, make CYCLONE Type II Fence safe for vandals to touch. Assemble, assure easier to clean, give the fence a clean, professional look.

USS Cyclone Type II Fence **NEW**

Basic Specifications:

Height: 5', 6', 7', 8', 9'

Fabric 2" mesh: 6 ga, 9 ga, or 11 ga.

Barbed Wire: 3 strands, 6 strands, or none

Top Rail or Top Tension Wire, Bottom Rail or Bottom Tension Wire

Line Posts: 2.7#H

Fabric has an aluminum coating per ASTM Specification A491-68T, or a zinc coating class I or II per ASTM specification A392-68T.

Fabric is connected: to line posts with 6 ga wire clips every 14"; to top rail with 9 ga wires every 24"; to terminal, corner, and gate-posts by integrally weaving into the post or by using 1/2" x 3/8" tension bars tied to the post every 14" with 11 ga 1" wide steel bands and 3/8" diameter bolts and nuts; to tension wire with 11 ga hog rings every 24".

Barbed Wire is either aluminum coated steel with a minimum coating of .30 ounces per square foot of wire surface and aluminum barbs, or steel with a class 3 galvanized coating per ASTM specification A121-66. In all cases the barbed wire consists of two 12 1/2 ga stranded line wires, with 14 ga round wire barbs in a 4 point pattern on 5" centers.

Tensile Strength of fabric wire is 80,000 psi minimum.

Top rail is 1 1/2" x 1 1/2" roll formed sections. Top rail passes through intermediate post tops and forms a continuous brace within each stretch of fence and is securely fastened to terminal posts.

End, corner, and pull posts are 3 1/2"

x 3 1/2" roll formed sections with integral fabric loops, 5.14 pounds per foot. Posts for swing gates are according to the following gate leaf widths:

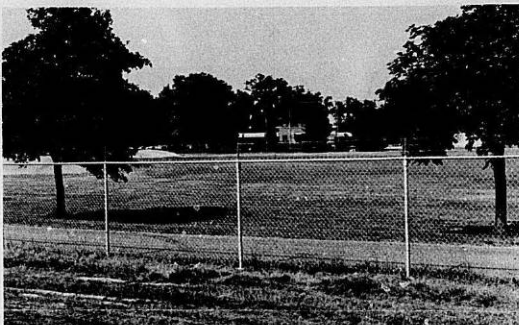
| | | Lbs Per Lineal Foot |
|-----------------|-------------------------------------|------------------------------|
| Up to 6' | 3 1/2" x 3 1/2" roll formed section | 5.14 |
| Over 6' to 13' | 4" OD | 9.11 |
| Over 13' to 18' | 6 1/2" OD | 18.97 |
| Over 18' | 8 3/4" OD | 24.70 |

Gate frames are 1.90" OD pipe connected with fittings and riveted at each corner. Each frame has 3/8" diameter adjustable truss rods. Gates have positive type latching devices with provisions for padlocking; and drive gates have a center plunger rod, catch, and semi-automatic outer catches.

All posts, rails, and appurtenances are hot-dipped zinc coated steel per ASTM specifications A120-68a, A123-68, or A153-67, whichever is applicable. Pipe posts have tops which exclude moisture. End, corner, pull, and gateposts are braced with the same material as top rail and trussed to line posts with 3/8" rods and tighteners. Each post is set in a concrete foundation of 1-2-4 mix having a minimum diameter of 9", and at least 36" deep. Line posts are evenly spaced 10' or less apart.

Standard tolerances apply. Installation is by experienced fence erectors, on lines and grades furnished by owner.

USS Cyclone Type I Fence



General Description

USS CYCLONE Type I is the original and familiar CYCLONE chain link fence with tubular terminal posts and rails, and solid H-column line posts. It is strong, attractive, durable, and requires less maintenance than any chain link fence except CYCLONE Type II. Different styles and heights provide any degree of protection required. Over the years its proven quality and advantages made this original CYCLONE fence the most widely used chain link fence in the world. As with maintenance, it is likewise surpassed in beauty and design features only by new USS CYCLONE Type II Fence.

Typical Applications

Like CYCLONE Type II, USS CYCLONE Type I Fence is suitable for practically any chain link fencing application—from schools, parks and other places requiring minimum protection, to industrial plants, defense installations and other areas where maximum security is imperative.

Advantages

USS CYCLONE Type I Fence is strong . . . durable . . . presents a neat, attractive appearance . . . requires little or no maintenance . . . assures positive protection against intrusion.

Design Features

Terminal posts are 2½ in. OD standard weight galvanized pipe . . . resist forces applied from any direction.

Line posts are solid, beam-like H-column steel posts . . . strong, durable, with no interior surfaces to corrode.

Top rails are 1½ in. OD galvanized pipe . . . pass through tops of line posts and are fastened to terminal posts by heavy steel connectors to form a continuous brace.

Availability

USS CYCLONE Type I Fence is available with galvanized or aluminum coated steel chain link fabric . . . in Safeguard, Invincible or Victory style . . . in a wide variety of heights. Special designs are also available. (See page 9.)

USS Cyclone Type I Fence

Basic Specifications

Height: 5', 6', 7', 8', or 9' (Special heights are also available)

Fabric 2" mesh: 6 ga, 9 ga, or 11 ga.

Barbed Wire: 3 strands, 6 strands, or none

Top rail or Top Tension wire, Bottom Rail or Bottom Tension Wire

Line Posts: 2.7#H or 4.1#H

Fabric has an aluminum coating per ASTM specification A491-68T or a zinc coating class I or II per ASTM specification A392-68T. Fabric is connected: to line posts with 6 ga wire clips every 14"; to top rail with 9 ga wires every 24"; to terminal, corner, and gate posts by using $\frac{3}{8}$ " x $\frac{3}{8}$ " tension bars tied to the post every 14" with 11 ga 1" wide steel bands and $\frac{3}{8}$ " diameter bolts and nuts; to tension wire with 11 ga hog rings every 24".

Tensile strength of fabric wire is 80,000 psi minimum.

Barbed Wire is either aluminum-coated steel with a minimum coating of .30 ounces per square foot of wire surface and aluminum barbs, or steel with a class 3 galvanized coating per ASTM specification A121-66. The barbed wire consists of two 12½ ga stranded line wires, with 14 ga round wire barbs in a 4 point pattern on 5" centers.

Top rail is 1½" (1.66" OD) standard weight pipe weighing 2.27 pounds per foot. Top rail passes through intermediate post tops and forms a continuous brace within each stretch of fence and is securely fastened to terminal posts.

End, corner, and pull posts are 2½" OD pipe, 5.79 pounds per foot. Posts for swing gates are according to the following gate leaf widths:

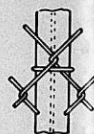
| | Lbs Per Lineal Foot |
|--------------------|------------------------------|
| Up to 6' | 2½" OD pipe 5.79 |
| Over 6' to 13' | 4" OD 9.11 |
| Over 13' to 18' | 6¾" OD 18.97 |
| Over 18' | 8¾" OD 24.70 |

Gate frames are 1.90" OD pipe connected with fittings riveted at each corner. Each frame has $\frac{3}{8}$ " diameter adjustable truss rods. Gates have positive type latching devices with provisions for padlocking; and drive gates have a center plunger rod, catch, and semi-automatic outer catches.

All posts, rails, and appurtenances are hot-dipped zinc coated steel per ASTM specifications A120-68a, A123-68 or A153-67, whichever is applicable. Pipe posts have tops which exclude moisture. End, corner, pull, and gateposts are braced with the same material as top rail and trussed to line posts with $\frac{3}{8}$ " rods and tighteners. Each post is set in a concrete foundation of 1-2-4 mix having a minimum diameter of 9", and at least 36" deep. Line posts are evenly spaced 10' or less apart.

Standard tolerances apply. Installation is by experienced fence erectors, on lines and grades furnished by owner.

Construction Details



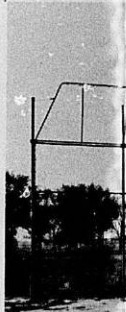
Method of Tying Fabric to "H" Column Line Post



Section of End of Fence

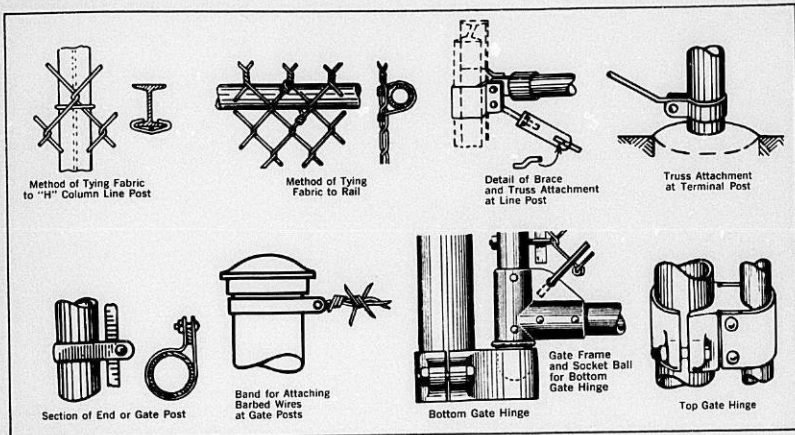
Special Designs

USS CYCLONE Fences are available for special designs requiring great protection, or other special requirements. An experienced design engineer will work with you on your requirements, and just contact the USS CYCLONE Fence office. Typical USS Fences are shown



USS Cyclone Type I Fence

Construction Details



Special Designs

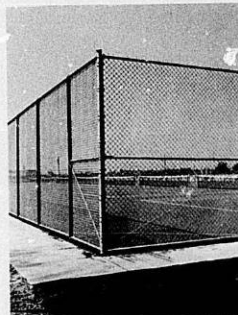
USS CYCLONE Chain Link Fences are available for special applications requiring great height, overhead protection, or other special features. An experienced CYCLONE Fence design engineer will be glad to consult with you on your particular fencing requirements, without obligation. Just contact the nearest USS CYCLONE Fence office listed on page 12. Typical USS CYCLONE Special Fences are shown here.

USS Cyclone Backstops

USS CYCLONE Backstops provide positive, safe protection and efficient service for softball or hardball diamonds. Several standard styles are readily available, and special backstops can be designed and constructed to meet your specific requirements.

USS Cyclone Tennis Court Enclosures

These sturdy, long-wearing enclosures are used extensively throughout the country at public, club, and private courts. They are usually fabricated in accordance with accepted standards, but can be built to any specification you supply.



USS Cyclone Rustake Fence

Gives Protection "PLUS" Privacy, Quietness and Good Looks

General Description

RUSTAKE is actually two fences in one—a protective fence and a decorative fence. It has a skeleton of tough CYCLONE chain link fabric, plus sturdy strips of durable California redwood inserted vertically through the mesh to control sight and sound. It combines the security of a CYCLONE steel fence with the rustic beauty of a wood fence, providing an attractive privacy screen unmatched by any other fence system.

Typical Applications

Swimming pools and patios, service stations and drive-ins, shopping centers, roofs and sundecks, schools and institutions, athletic stadiums, outdoor theaters, storage yards and excavation enclosures.

Industrial

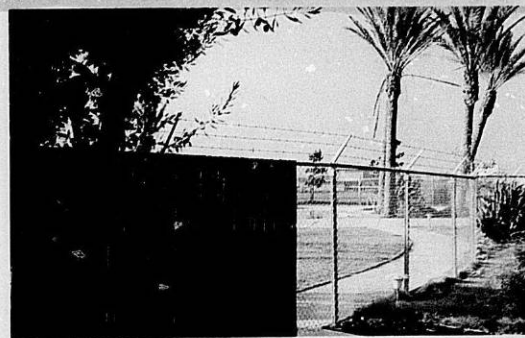
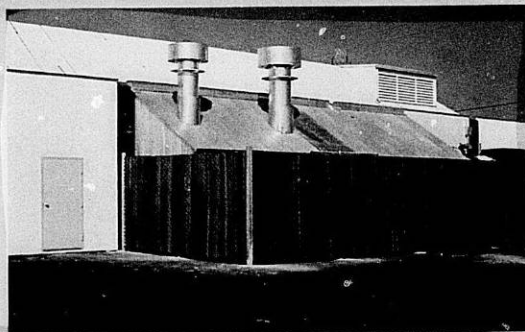
RUSTAKE fence not only protects, it conceals parking lots, storage sections, loading docks, and unsightly or cluttered areas. It offers an improved corporate image with the ultimate in protection and durability.

Commercial

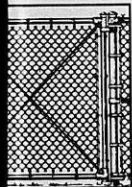
In addition to its functions of protection and isolation, RUSTAKE fence also contributes the aesthetic appeal so important in countless commercial applications for enclosures that assure a "well-kept" appearance.

Institutional

RUSTAKE has proven extremely effective for enhancing the appearance, protecting the grounds and shutting out noise around institutional buildings. It provides security and durability, and is compatible with any style of architecture.



...e-free service. It is
...fferent galvanized
...e various require-
...es good corrosion
...service life that
...LONE fence's repu-
...onomical service.
...ewer aluminum
...e has even greater
...nce, and provides
...re economical serv-



...installation crews
...ed in every step of
...process. They are
...to handle every
...matter how diffi-
...is completed acco-
...fications. Trained
...s, with modern tools
..., are permanently
...ocations all over
...ady to serve you
...ciently.



Sales—Installation Offices

ALABAMA

Birmingham 35201
P.O. Box 1422
Phone: 879-6731

ARIZONA

Phoenix 85007
5322 S. 15th Avenue
Phone: 252-3025

CALIFORNIA

Fresno 93728
925 No. Fulton
Phone: 264-5340

Los Angeles
P.O. Box 3764
320 Thompson Avenue
Ontario 91701
Phone: 245-2625

Oakland
P.O. Box 1918
2095 Williams Street
San Leandro 94577
Phone: 352-2300

Riverside 92501
3485 Orange Avenue
Phone: 683-4717

Sacramento 95841
P.O. Box 41038
Phone: 442-7261

San Diego 92104
2144 El Cajon Blvd.
Phone: 296-3811

San Jose 95110
460 Park Avenue
Phone: 295-3310

Santa Ana 92702
P.O. Box 925
Phone: 543-4001

Santa Maria 93454
714 So. Miller St.
Phone: 922-3789

Santa Rosa 95406
P.O. Box 6025
Phone: 544-0808

CONNECTICUT

Hartford
P.O. Box 46
Newington 06111
Phone: 327-3271

DISTRICT OF COLUMBIA

3801 North Fairfax Drive
Arlington, Va. 22203
Phone: 525-2200

FLORIDA

Orlando 32809
1755 Directors Row
Phone: 852-0693

GEORGIA

Atlanta
4646 Deere Drive
Chamblee 30341
Phone: 457-6336

ILLINOIS

Bloomington 61702
P.O. Box 13
Phone: 328-9325

Chicago 60613
13600 S. Brando Avenue
Phone: 646-2900

Waukegan 60085
P.O. Box 290
Phone: 336-1313

INDIANA

Indianapolis 46218
P.O. Box 18377
Phone: 635-2535

South Bend 46624
436 N. Michigan Ave.
Phone: 234-8400

IOWA

Des Moines 52808
P.O. Box 3581
Phone: 359-0321

KANSAS
Kansas City 66103
2820 Roe Lane
Phone: 236-4646

KENTUCKY

Louisville 40222
P.O. Box 22085
Phone: 583-0488

LOUISIANA

New Orleans 70123
P.O. Box 23119
Phone: 367-5077

Shreveport 71107
P.O. Box 7095
Industrial Station
Phone: 424-3251

MASSACHUSETTS

Boston
P.O. Box M
Bainbr 02185
Phone: 848-0375

MICHIGAN

Detroit 48207
1925 E. Hancock Avenue
Phone: 832-2001

Lansing 48933
235 North Washington Ave.
Phone: 484-0926

MINNESOTA

Minneapolis 55412
4450 Lindsale Avenue, North
Phone: 521-3501

MISSISSIPPI

Jackson 39205
117 Woodrow Wilson Blvd.
P.O. Box 1955
Phone: 353-6881

MISSOURI

St. Louis 63143
6780 Southwest Avenue
Phone: 645-8017

NEBRASKA

Omaha 68101
P.O. Box 542
Phone: 342-7315

NEW JERSEY

Newark 07114
795 Frelinghuysen Avenue
Phone: 248-2600

NEW YORK

Buffalo 14221
23 MacArthur Drive
Phone: 874-0600

Syracuse 13201
P.O. Box 623
Phone: 463-0417

White Plains 10601
300 Hamilton Ave.
Phone: 949-6409

NORTH CAROLINA

Charlotte 28205
P.O. Box 9626
1033 Pecan Avenue
Phone: 333-8696

Greensboro 27408
P.O. Box 9303
Bainbr 27185
Phone: 278-6641

OHIO

Cincinnati 45201
P.O. Box 718
First National Bank Bldg.
Phone: 421-4460

Cleveland 44105
4133 E. 49th Street
Phone: 523-3550

Columbus 43227
P.O. Box 27122
Phone: 224-2135

OKLAHOMA

Tulsa 74127
3633 Charles Page Blvd.
Phone: 582-2227

OREGON

Eugene 97401
P.O. Box 1171
Phone: 343-7113

PENNSYLVANIA

Philadelphia
P.O. Box 66
Bala Cynwyd 19004
Phone: 839-1127

PITTSBURGH

Pittsburgh 15236
77 Terrace Drive
Phone: 832-2800

RHODE ISLAND

Providence 02903
420 Industrial Park Blvd.
Phone: 521-6684

TENNESSEE

Chattanooga 37409
4013 Tennessee Ave.
Phone: 821-2831

MEMPHIS

Memphis 38111
P.O. Box 11421
Phone: 324-5422

TEXAS

Dallas 75202
1703 Cedar Springs Road
Phone: 741-5222

TEXAS (Continued)

Fort Worth 76101
P.O. Box 311
1316 E. Lancaster Avenue
Phone: 335-4371

Houston 77025
6513 So. Main Street
Phone: 523-1613

Lubbock 79408
P.O. Box 1567
Phone: 792-9836

San Antonio 78201
P.O. Box 5027
Phone: 734-5141

UTAH

Salt Lake City 84115
3206 So. Main Street
Phone: 484-6321

VIRGINIA

Arlington 22203
3801 North Fairfax Drive
Phone: 522-2200

NORFOLK

Norfolk 23518
P.O. Box 14222
Phone: 622-4296

WASHINGTON

Seattle 98101
1200 Tower Bldg.
Phone: 623-6813

Spokane 99214
P.O. Box 95
Opportunity Station
Phone: 624-0421

TACOMA

Tacoma 98402
9112 Pacific Avenue
Phone: 627-4551

WEST VIRGINIA

Charleston 25321
P.O. Box 162
Phone: 344-4521

WISCONSIN

Green Bay 54301
P.O. Box 64
Phone: 437-4752

MILWAUKEE

Milwaukee
N57-13394 W. Reichert Avenue
Menomonee Falls 53052
Phone: 781-7181



United States Steel

525 William Penn Place, Pittsburgh, Pennsylvania 15230

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111987
11-20-69
3,080 sq ft
3,500 sq ft
12,100 sq ft
2,000 sq ft
sold cap work
mechanical etc
@ 450 sq ft units
with 2000.

MAR 9 1982

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 81-27

CONSIDERED BY MAPC: 2-11-82

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To expand an existing electric substation in order to provide service for the increased electrical demand in the area and to insure service reliability."

GENERAL LOCATION: South side of 17th Street between Emporia and St. Francis.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of February 11, 1982)

APPLICANT: Kansas Gas & Electric Company, 201 N. Market.

AGENT FOR APPLICANT: Wilmer Freund, Booker/Freund Associates, Inc.,
111 W. Douglas.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, "F"; East, "B" & "E"; South, "B"; West, "E".

LAND USE: Existing, KG&E substation & single-family; North, Manufacturing & storage yard; East, Single-family; South, Single-family & two-family; West, Single-family & machine shop.

CPO RECOMMENDATION:

CPO Council Area "L" voted 5-0 to recommend approval of the requested special permit.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the conditions as shown in the excerpt from Planning Commission minutes of February 11, 1982. Martens moved, Jones seconded and it carried unanimously. Cazal was not present. Chisholm was absent.

ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the application subject to the recommended conditions of approval; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 11, 1982

13. Case No. DR 81-27 - Kansas Gas & Electric Company requests a Special Permit for the North Twenty-two and Five Tenths (22.5) feet of Lot 171, and Lots 173, 175, 177, 179, 181, 183, 185, and 187 on Emporia Avenue; the North Fifteen and Fifty-nine Hundredths (15.59) feet of Lot 170, and Lots 172, 174, 176, 178, 180, 182, 184, 186 and 188 on St. Francis Avenue; and all of the alley as platted from the North line of Lot 188 to a point Four and Forty-one Hundredths (4.41) feet North of the South line of Lot 172, Eagle Addition. Wichita, Sedgwick County, Kansas. Generally located between Emporia and St. Francis on the south side of 17th Street.

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

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

Kansas Gas Electric is requesting a special permit under Section 28.04.180.4 of the City Zoning Ordinance in order to expand and reconstruct their existing electric substation located at the southeast corner of 17th Street and Emporia. The permit may be granted subject to whatever protective restrictions are deemed necessary.

The existing substation is situated on property zoned "E" Light Industrial which permits such use. Part of the additional property to the south and east which KG&E has purchased for the purpose of expansion, is zoned "B" Multiple-family which requires approval of a special permit.

A site plan submitted with the application indicates the location of the proposed facilities on the property which is being replatted as 17th Street Substation and appears on this agenda.

2. In the event the Planning Commission recommends approval of this request the following are recommended conditions of approval:

- a. Platting of subject property prior to the substation being expanded and within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
- b. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or wood fence, being constructed on the south property line, said solid fence not to extend past the setback lines indicated on the site plan (KD-8035 as revised) dated 2-22-80. A chainlink fence not less than 8-foot high with gates for access shall be constructed on the north, east and west property lines as indicated on the site plan.

GALBRAITH stated that K.G. & E. is presently at this site but plan to expand. He said that staff recommended approval subject to recording of the associated plat, and subject to the applicant providing a solid screening fence on the south side adjacent to the residences to the south.

There was no one present in opposition of the application.

WILMER FREUND, Consultant for the applicant, said that he would like to discuss the fence requirement. They agreed with the concept of the solid fence but would like to request that the permit be approved with a stipulation that they be permitted to use a chainlink fence with redwood slats inserted in the fence as opposed to an architectural wall, solid block wall or wood fence. One of the reasons for that is that if they use a wood fence which is solid, they would have to construct a chainlink fence behind it for security reasons. The other reason is that there is a considerable difference in costs.

MOTION: That the Planning Commission recommend to the City Commission that this application be approved subject to the following conditions:

March 10, 1982

Robert B. Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

DR 81-27 - Special Permit to expand and reconstruct the 17th Street Electrical Substation between Emporia and St. Francis, on the south side of 17th Street.

The above captioned case was considered by the Board of City Commission at its regular meeting of March 9, 1982. Their action was to approve the request subject to the following conditions which reflect the modification of the height of the permitted chainlink fence with redwood slats.

- a. Replattng the property prior to the substation being expanded and within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
- b. Either a minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile, wood fence; or a 6-foot high chainlink fence with redwood slats, plus 3 strands of barb wire, being constructed on the south property line, said solid fence not to extend past the setback lines indicated on the site plan (KD-8035 as revised) dated 2-22-80. A chainlink fence not less than 6-feet high with gates for access shall be constructed on the north, east and west property lines as indicated on the site plan.

Enclosed is a copy of their site plan referred to above, a map outlining the area, plus a notice with the legal description of the request. The replattng of this property is still in process.

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

Jack H. Galbraith
Chief Planner

JHG:el

Enclosures

cc: Wilmer Freund, Booker/Freund, 111 W. Douglas, Suite 412, 67202
Kansas Gas & Electric Co., Att: Don Elliott, 201 N. Market (02)
Donald C. Giesick, Wichita City Clerk

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 4, 1982

IG,

TO E.H. Denton, City Manager
FROM Stan Scott, Administrative Aide III



SUBJECT DR-27: South Side of 17th
Street between Emporia and
St. Francis

35
:
52

On Monday, March 1st, CPD Neighborhood Council Area "L" reconsidered the captioned case, a request for a special permit to expand and reconstruct the 17th Street Electrical Substation. The Council voted 6-0 to recommend approval of the requested permit, provided KG&E installs a solid screening fence on the south property line as recommended as a condition for granting the special permit by MAPD staff.

It should be noted that on Monday, February 1st, Council "L" voted 5-0 to recommend approval of the requested special permit. At the time of the February 1st meeting the Council was under the impression that KG&E planned to install a solid wood fence on the south side of the substation. When the special permit was considered by the MAPC on February 11th, the permit was approved subject to staff comments, with comment 2a amended to permit a chain link fence with wooden slats along south property line.

In voting on March 1st to recommend approval of the requested special permit subject to MAPD staff comments regarding screening, the Council noted that the solid screening fence would be more costly for KG&E, but felt that a solid fence as described in the staff comments is essential for adequate screening between the electrical substation and the neighboring residential area.

Please provide the Council's amended recommendation and comments to the City Commission when the special permit is considered on Tuesday, March 9th.

Stan Scott
Stan Scott
Administrative

SS:dm
Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

cc: ✓ Robert Lakin, Director of Planning
Jack Galbraith, Chief Planner, Current Plans
Don Elliot, Kansas Gas & Electric Company

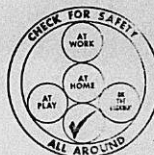
RECEIVED

MAR 4 1982

METROPOLITAN PLANNING
ROUTE _____

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 4, 1982



TO E.H. Denton, City Manager

FROM Stan Scott, Administrative Aide III

SUBJECT DR-27: South Side of 17th
Street between Emporia and
St. Francis

On Monday, March 1st, CPD Neighborhood Council Area "L" reconsidered the captioned case, a request for a special permit to expand and reconstruct the 17th Street Electrical Substation. The Council voted 6-0 to recommend approval of the requested permit, provided KG&E installs a solid screening fence on the south property line as recommended as a condition for granting the special permit by MAPD staff.

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Please provide the Council's amended recommendation and comments to the City Commission when the special permit is considered on Tuesday, March 9th.

Stan Scott
Stan Scott
Administrative

SS:dm
Noted:

Sarah Gilbert
Sarah Gilbert
CP Coordinator

cc: Robert Lakin, Director of Planning
Jack Galbraith, Chief Planner, Current Plans
Don Elliot, Kansas Gas & Electric Company

RECEIVED

MAR 4 1982

METROPOLITAN PLANNING
ROUTE _____

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR SPECIAL PERMIT

CASE NO. DR 81-27

CONSIDERED BY MAPC: 2-11-82

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"To expand an existing electric substation in order to provide service for the increased electrical demand in the area and to insure service reliability."

GENERAL LOCATION: South side of 17th Street between Emporia and St. Francis.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of February 11, 1982)

APPLICANT: Kansas Gas & Electric Company, 201 N. Market.

AGENT FOR APPLICANT: Wilmer Freund, Booker/Freund Associates, Inc.,
111 W. Douglas.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, "F"; East, "B" & "E"; South, "B"; West, "E".

LAND USE: Existing, KG&E substation & single-family; North, Manufacturing & storage yard; East, Single-family; South, Single-family & two-family; West, Single-family & machine shop.

CPO RECOMMENDATION:

CPO Council Area "L" voted 5-0 to recommend approval of the requested special permit.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to the conditions as shown in the excerpt from Planning Commission minutes of February 11, 1982. Martens moved, Jones seconded and it carried unanimously. Cazel was not present. Chisholm was absent.

ACTION : 1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the application subject to the recommended conditions of approval; or

2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 11, 1982

13. Case No. DR 81-27 - Kansas Gas & Electric Company requests a Special Permit for the North Twenty-two and Five Tenths (22.5) feet of Lot 171, and Lots 173, 175, 177, 179, 181, 183, 185, and 187 on Emporia Avenue; the North Fifteen and Fifty-nine Hundredths (15.59) feet of Lot 170, and Lots 172, 174, 176, 178, 180, 182, 184, 186 and 188 on St. Francis Avenue; and all of the alley as platted from the North line of Lot 188 to a point Four and Forty-one Hundredths (4.41) feet North of the South line of Lot 172, Eagle Addition. Wichita, Sedgwick County, Kansas. Generally located between Emporia and St. Francis on the south side of 17th Street.

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

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

Kansas Gas Electric is requesting a special permit under Section 28.04.180.4 of the City Zoning Ordinance in order to expand and reconstruct their existing electric substation located at the southeast corner of 17th Street and Emporia. The permit may be granted subject to whatever protective restrictions are deemed necessary.

The existing substation is situated on property zoned "E" Light Industrial which permits such use. Part of the additional property to the south and east which KG&E has purchased for the purpose of expansion, is zoned "B" Multiple-family which requires approval of a special permit.

A site plan submitted with the application indicates the location of the proposed facilities on the property which is being replatted as 17th Street Substation and appears on this agenda.

2. In the event the Planning Commission recommends approval of this request the following are recommended conditions of approval:
- a. Platting of subject property prior to the substation being expanded and within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
 - b. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or wood fence, being constructed on the south property line, said solid fence not to extend past the setback lines indicated on the site plan (KD-8035 as revised) dated 2-22-80. A chainlink fence not less than 8-foot high with gates for access shall be constructed on the north, east and west property lines as indicated on the site plan.

GALBRAITH stated that K.G. & E. is presently at this site but plan to expand. He said that staff recommended approval subject to recording of the associated plat, and subject to the applicant providing a solid screening fence on the south side adjacent to the residences to the south.

There was no one present in opposition of the application.

WILMER FREUND, Consultant for the applicant, said that he would like to discuss the fence requirement. They agreed with the concept of the solid fence but would like to request that the permit be approved with a stipulation that they be permitted to use a chainlink fence with redwood slats inserted in the fence as opposed to an architectural wall, solid block wall or wood fence. One of the reasons for that is that if they use a wood fence which is solid, they would have to construct a chainlink fence behind it for security reasons. The other reason is that there is a considerable difference in costs.

MOTION: That the Planning Commission recommend to the City Commission that this application be approved subject to the following conditions:

- a. Platting the property prior to the substation being expanded and within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
- b. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile, wood fence, or chainlink with redwood slats, being constructed on the south property line, said solid fence not to extend past the setback lines indicated on the site plan (KD-8035 as revised) dated 2-22-80. A chainlink fence not less than 8-foot high with gates for access shall be constructed on the north, east and west property lines as indicated on the site plan.

Martens moved, Jones seconded and it carried unanimously. Cazel was not present. Chisholm was absent.

February 12, 1982

Wilmer Freund
Booker/Freund
412 Century Plaza
Wichita, Kansas 67202

Re: DR 81-27 - Special permit to
expand & reconstruct the 17th
Street Electrical Substation
between Emporia & St. Francis,
on the south side of 17th Street

Dear Mr. Freund:

At its regular meeting on February 11, 1982, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

- a. Flattening the property prior to the substation being expanded and within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
- b. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile, wood fence, or chain link with redwood slats, being constructed on the south property line, said solid fence not to extend past the setback lines indicated on the site plan (KD-8035 as revised) dated 2-22-80. A chain link fence not less than 8-foot high with gates for access shall be constructed on the north, east and west property lines as indicated on the site plan.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on March 9, 1982, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith

- 2

Chief Planner

JHG:sad

cc: Kansas Gas & Electric Company, 201 North Market, Wichita 67202

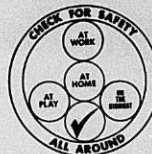
THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 4, 1982

TO Jack Galbraith, Chief Planner, Current Plans

FROM Stan Scott, Administrative Aide III



SUBJECT DR 81-27: Generally located between Emporia and St. Francis on the South Side of 17th Street

On Monday, February 1st, CPO Neighborhood Council Area "L" considered the captioned case, a request by Kansas Gas & Electric Company for a special permit to expand and reconstruct the 17th Street Electrical Substation. The Council voted 5-0 to recommend approval of the requested special permit.

Don Elliot, Kansas Gas & Electric Company, was present to describe the requested special permit to expand and reconstruct the 17th Street Electrical Substation and respond to questions from the Council. No area residents or property owners were present to address the special permit request.

In voting to recommend approval of the special permit, the Council encouraged KG&E to follow through on the planned landscaping of the Electrical Substation and to maintain the landscaping.

Please provide the Council's recommendation to the MAPC and City Commission when DR 81-27 is considered.


Stan Scott
Administrative Aide III

SS:dm

Noted:


Sarah Gilbert
CP Coordinator

RECEIVED
FEB 4 1982
METROPOLITAN PLANNING
ROUTE _____

WICHITA-SLEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-11-82

Case No. DR 81-27 Request: Special Permit to expand and
reconstruct electric substation

Location: South side of 17th Street between Emporia and St. Francis

Reason: To expand an existing electric substation in order to
provide service for the increased electrical demand in
the area and to insure service reliability.

Acres: 1.17 Size: 150' x 340'

| | <u>Land Use</u> | <u>Zoning</u> |
|----------|---------------------------------|---------------|
| Existing | KG&E substation & single-family | "B" & "E" |
| North | Manufacturing & storage yard | "F" |
| East | Single-family | "B" & "E" |
| South | Single-family & two-family | "B" |
| West | Single-family & machine shop | "E" |

Necessary street rights-of-way to be acquired at the time of
platting.

Platted: Being replatted as 17th Street Substation

History: None

COMMENTS:

1. The following items should be considered by the Planning
Commission in making findings of fact:

Kansas Gas Electric is requesting a special permit under
Section 28.04.180.4 of the City Zoning Ordinance in order
to expand and reconstruct their existing electric substation
located at the southeast corner of 17th Street and Emporia.
The permit may be granted subject to whatever protective
restrictions are deemed necessary.

The existing substation is situated on property zoned "E"
Light Industrial which permits such use. Part of the
additional property to the south and east which KG&E has
purchased for the purpose of expansion, is zoned "B"
Multiple-family which requires approval of a special permit.

A site plan submitted with the application indicates the
location of the proposed facilities on the property which
is being replatted as 17th Street Substation and appears on
this agenda.
2. In the event the Planning Commission recommends approval
of this request the following are recommended conditions of
approval:
 - a. Platting of subject property prior to the substation
being expanded and within one year from the date of
approval by the Board of City Commissioners or the
case be considered denied and closed.
 - b. A minimum 8-foot high solid or semi-solid brick, stone,
masonry, architectural tile or wood fence, being
constructed on the south property line, said solid
fence not to extend past the setback lines indicated
on the site plan (KD-8035 as revised) dated 2-22-80.
A chainlink fence not less than 8-foot high with
gates for access shall be constructed on the north,
east and west property lines as indicated on the site plan.

DR 81-27 19 "Notice to Adjoining Property Owners" mailed 1-28-82
for the MAPC meeting for 2-11-82.

1 including map to CPO Office
1 " " " "NEIGHBORS"

—
21 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 672021688

January 28, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, February 11, 1982, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider the following application. You may appear either in person or by agent or attorney if you so desire.

CASE NO. DR 81-27

Request For a Special Permit to Expand
and Reconstruct the 17th Street Electrical Substation

The North Twenty-two and Five Tenths (22.5) feet of Lot 171, and Lots 173, 175, 177, 179, 181, 183, 185, and 187 on Emporia Avenue; the North Fifteen and Fifty-nine Hundredths (15.59) feet of Lot 170, and Lots 172, 174, 176, 178, 180, 182, 184, 186 and 188 on St. Francis Avenue; and all of the alley as platted from the North line of Lot 188 to a point Four and Forty-one Hundredths (4.41) feet North of the South line of Lot 172, Eagle Addition, Wichita, Sedgwick County, Kansas. Generally located between Emporia and St. Francis on the south side of 17th Street.

The Citizens Participation Organization (CPO) neighborhood council will consider this case in the immediate future for the purpose of making a formal recommendation to the MAPC and BCC. If you have an interest in this case, you are encouraged to express your opinions at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

Between Emporia &
St Francis, on the
So. Side of 17th St.

DR 81-27

assoc S/D 81-133

Map: 5549

K.G. & E. requests special permit to
expand and reconstruct the 17th Street
Electrical Substation. (Generally
located between Emporia and St. Francis
on the south side of 17th Street.

APPLICATION FOR APPROVAL OF SPECIAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

This is an application for a Special 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. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

- A. APPLICANT Kansas Gas & Electric Company _____
ADDRESS 201 N. Market, Wichita, Kansas 67202 PHONE 261-6611 _____
AGENT Booker/Freund _____
ADDRESS 412 Century Plaza, Wichita, Ks. 67202 PHONE 265-6121 _____
- B. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____
- C. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

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

2. a. The applicant proposes to establish a expand existing electric
substation (use)
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).

The North Twenty-two and Five Tenths (22.5) feet of Lot 171, and Lots 173, 175, 177, 179, 181, 183, 185, and 187 on Emporia Avenue; the North Fifteen and Fifty-nine Hundredths (15.59) feet of Lot 170, and Lots 172, 174, 176, 178, 180, 182, 184, 186 and 188 on St. Francis Avenue; and all of the alley as platted from the North line of Lot 188 to a point Four and Forty-one Hundredths (4.41) feet North of the South line of Lot 172, Eagle Addition, Wichita, Sedgwick County, Kansas.

2. b. There are 1.5 acres (round to nearest tenth) in the above described property.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) 17th. St. & Emporia.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____, OR

B. ON THE SOUTH SIDE OF 17TH. ST. (AVE.) STREET BETWEEN EMPORIA (AVE.) STREET AND ST. FRANCIS (AVE.) STREET.

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED 'E'-LIGHT INDUSTRIAL (N.150') (ZONING DISTRICT CLASSIFICATION). 'B' MULTIPLE FAMILY (S.70'+)

5. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

TO EXPAND AN EXISTING ELECTRIC SUBSTATION IN ORDER TO PROVIDE SERVICE FOR THE INCREASED ELECTRICAL DEMAND IN THE AREA AND TO INSURE SERVICE RELIABILITY.

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (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. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

KANSAS GAS & ELECTRIC COMPANY

BY BOOKER/FREUND
AUTHORIZED AGENT (IF ANY)

BY *Booker Freund*

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

BY _____
AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at: 3:20
(AM, PM) on December 23, 1981 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

E. Lynn Shirley Name
J. Planner Title

Booker/Freund
Engineers Architects Planners

Booker/Freund Associates, Inc.
111 West Douglas
Suite 412
Wichita, Kansas 67202
(316) 263-6121

December 16, 1981

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Department
10th. Floor - City Hall
Wichita, KS 67202

In re: 17th. Street Substation
Special Permit
B/F No. K-1043

Dear Mr. Lakin:

On behalf of Kansas Gas and Electric Company, we are requesting a special use permit on the following described property:

The North Twenty-two and Five Tenths (22.5) feet of Lot 171, and Lots 173, 175, 177, 179, 181, 183, 185, and 187 on Emporia Avenue; the North Fifteen and Fifty-nine Hundredths (15.59) feet of Lot 170, and Lots 172, 174, 176, 178, 180, 182, 184, 186 and 188 on St. Francis Avenue; and all of the alley as platted from the North line of Lot 188 to a point Four and Forty-one Hundredths (4.41) feet North of the South line of Lot 172, Eagle Addition, Wichita, Sedgwick County, Kansas.

KG&E's 17th. Street Substation has been located at the southeast corner of 17th. Street and Emporia for a little over 40 years. Increased electrical demand and the continuing need to upgrade the electrical distribution system in the Wichita area in order to assure service continuity and reliability now requires the expansion and reconstruction of this substation.

The existing substation is situated on property zoned E (light industrial) which provides for such use. Part of the additional property to the south and east which has been purchased for the purpose of expansion, is zoned "B" Multiple Family. In order to comply with proper land use requirements without effecting a zone change, KG&E is applying for a special use permit under the present zoning in order to continue operation and expansion of the electric substation at this location.

We are now in the process of preparing a plat to meet the closing date of December 28, 1981. All requirements for platting including dedications and vacations necessary will be met and the necessary approvals and permits obtained in connection with this project.

We are enclosing a draft in the amount of \$150.00 to cover the application fee associated herewith. Please advise when we can meet to discuss this matter.

Very truly yours,

BOOKER/FREUND ASSOCIATES, INC.

Wilmer Freund
Wilmer Freund, P.E.

cc: Mr. Tim Richards
Assistant Division Manager

WF:cat

N
F
B
B+E
E

K1043

DR 81-27

OWNERSHIP LIST

| <u>Lot</u> | <u>Street</u> | <u>Addition</u> | <u>Property Owner</u> |
|---|---------------|-----------------|---|
| 159 | Emporia | Eagle Addition | ✓ Harry G. Hoffman & Mildred L. Hoffman, 1722 N. Emporia, 67214 |
| South ½ of 161 | Emporia | " | " |
| North ½ of 161 & all of 163 | Emporia | " | ✓ A.E. Arnett, 7600 N. Broadway, 67219 |
| 165 & the south 25 ft. of vacated street adj. on the north | Emporia | " | ✓ Cecil M. Dalton & Christine Dalton, 1751 S. Volutsia, 67211 |
| South 21.57 ft. of 167 & the north 25 ft. of vacated street adj. on the south | Emporia | " | ✓ Ray M. Harmon & Lillian M. Harmon, 335 N. Holyoke, 67208 |
| North 19 ft. of 167, all of 169, & 171 exc. the north 22.5 ft. | Emporia | " | ✓ The National Bank of Wichita, 3900 W. Central, 67203 |
| North 22.5 ft. of 171, & all of 173 | Emporia | " | ✓ Kansas Gas and Electric Co., 201 N. Market, 67202 |
| 175 & 177 | Emporia | " | " |
| 179, 181, & 183 | Emporia | " | " |
| 185 & 187 | Emporia | " | " |
| 160 & the south 6 ft. of 162 | St. Francis | " | ✓ Charles R. Richuber & Sandra Richuber, 1220 S. Wichita, 67213 |

✓ Present to: (Sandra)
Rt 1, Peck, Ks 67120

| <u>Lot</u> | <u>Street</u> | <u>Addition</u> | <u>Property Owner</u> |
|---|---------------|-------------------------|--|
| North 19 ft. of 162, & the south 12 ft. of 164 | St. Francis | Eagle Addition | X Juan M. Martinez & Mary R. Martinez, Address <u>Unknown</u> |
| North 13 ft. of 164, & the south 18 ft. of 166 | St. Francis | " | ✓ Margaret D. Doss, 4905 N. Salina, 67204 |
| North 7 ft. of 166, all of 168, & the south 9.41 ft. of 170, together with vacated 17th street adj. | St. Francis | " | ✓ Tom Harley Jr. & Margaret Jane Harley, 327 Circle Dr., 67218 |
| North 15.59 ft. of 170, & all of 172 & 174 | St. Francis | " | D Kansas Gas and Electric Co., 201 N. Market, 67202 |
| 176 & 178 | St. Francis | " | " |
| 180 & 182 | St. Francis | " | " |
| 184 & the south ½ of 186 | St. Francis | " | " |
| North ½ of 186 & all of 188 | St. Francis | " | " |
| 2 thru 6 inclusive | - | Emporia Avenue Addition | ✓ William W. Nibarger, 5450 Sullivan Ct., 67204 |
| 7, 8, & 9 | - | " | ✓ F.J. Ablah, 104 N. Pincecrest, 67208 |
| 10 & 11 | - | " | X Charlotte Wallis (Deceased) |
| 12 & 13 | - | " | X Val Berry & Lola L. Berry, Address <u>Unknown</u> |

| <u>Lot</u> | <u>Street</u> | <u>Addition</u> | <u>Property Owner</u> |
|--|---------------|--------------------------|--|
| 4 | - | McCormick's 5th Addition | ✓ Kenneth D. Simons & Elisabeth Simons, 1527 N. St. Francis, 67214 |
| 5 & 6 | - | " | ✓ Paul J. Doss & Esther M. Doss, 743 Barlow, 67207 |
| 2 thru 9 inclusive, except that part of lot 2 taken for street | - | New York Addition | ✗ Clyde D. Huddleston, Address Unknown |
| 2 & 4 | St. Francis | Deffenbaugh's Addition | ✗ Clyde D. Huddleston, Address Unknown |
| West 143 ft. of 6 & 8 | St. Francis | " | ✗ Laurel E. Marshall (Deceased) & Audrey I. Marshall, Address Unknown |
| 10 & 12 | St. Francis | " | ✓ Eddie F. Quinn & B. Joette Quinn, 251 N. Dellrose, 67208 |
| 14 & 16 | St. Francis | " | ✓ O.R. Jeardoe (Deceased) & Lillian Jeardoe, 1730 N. St. Francis, 67214 |
| 18 & 20 | St. Francis | " | ✓ Virgil W. Lohrey & Betty J. Lohrey, 1724 N. St. Francis, 67214 |
| 1 | - | Shannon-Palmer Addition | ✓ Walter Palmer a/k/a Walter F. Palmer III, 101 W. 29th St. North, 67204 |

Tract

Tract beg. 1300.8 ft. east of the SW corner of the NW $\frac{1}{4}$ of 9-27-1E; then northwesterly 737.5 ft. along the W & SW railroad r/o/w to the south line of the St. Louis, Fort Scott & Wichita railroad r/o/w; then southwesterly 773 ft. along said r/o/w to the south line of the NW $\frac{1}{4}$; then east 720 ft. to the pt. of beginning, except that part platted as Shannon-Palmer Addition

Property Owner

✓ Linde Air Products Co., c/o Union Carbide Corp., 550 E. 17th St., 67214

page 4

We hereby certify the foregoing to be a true and correct list of the property owners within a 200 foot radius of

The North 22.5 ft. of Lot 171 and all of Lots 173, 175, 177, 179, 181, 183, 185 and 187 on Emporia Avenue, AND the North 15.59 ft of Lot 170, all of Lots 172, 174, 176, 178, 180, 182, 184, 186 and 188 on St. Francis Avenue, AND the north-south alley lying between Emporia and St. Francis from the north line of Lot 188 to a point 4.41 ft. north of the south line of Lot 172, all in Eagle Addition to Wichita, Sedgwick County, Kansas

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 17th day of December, 1981, at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

Mary Gable
Vice-President

Order No. 305295
GE

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 20-11 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 |
|-------------|--------|
| | |
| | |
| | |

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____

DR 81-27 *Edie*

WICHITA - SEDGWICK COUNTY
W.S.C.

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

12/13

RIC 20 130213N1 02/02/82

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

CHARLES R & SANDRA RICHUBER
1220 S. WICHITA
WICHITA KS 67213

Address unknown

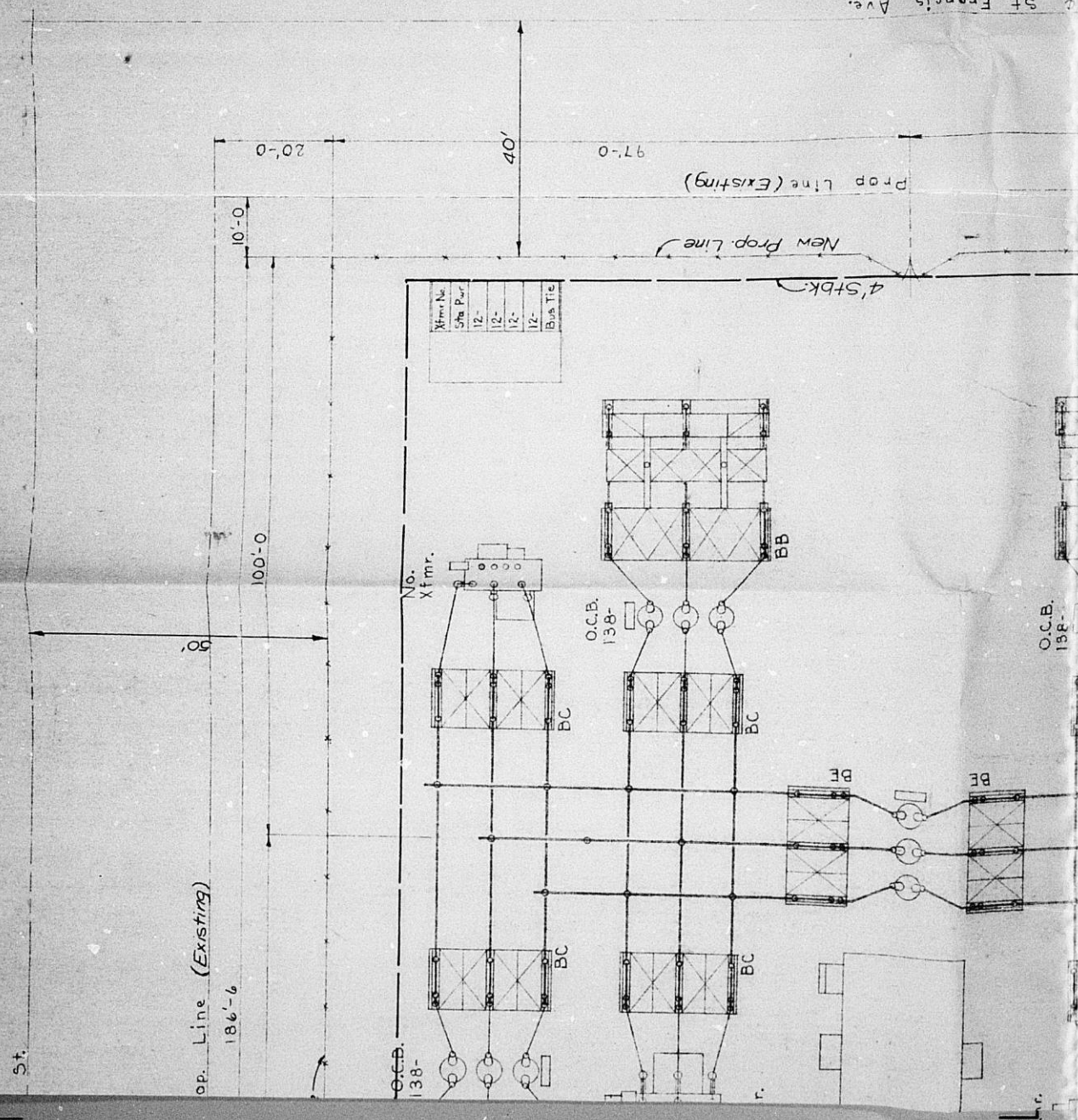
Rt 1, Peck, Ks. 67120

WICHITA, KS
JAN 20 1982
PM
1982

ATTEMPTED
NOT KNOWN
RETURN TO SENDER

Important! Notice of Meeting Enclosed

St. Francis Ave.



| Wire No. | Size | Material | Notes |
|----------|------|----------|-------|
| 12- | 12- | 12- | |
| 12- | 12- | 12- | |
| 12- | 12- | 12- | |
| Bus Tie | | | |

Op. Line (Existing)
186'-6

New Prop. Line
97'-0

4' Stbk

O.C.B.
138-

O.C.B.
138-

O.C.B.
138-

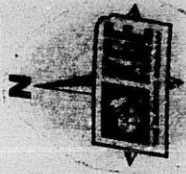
No.
Xfmr.

St.

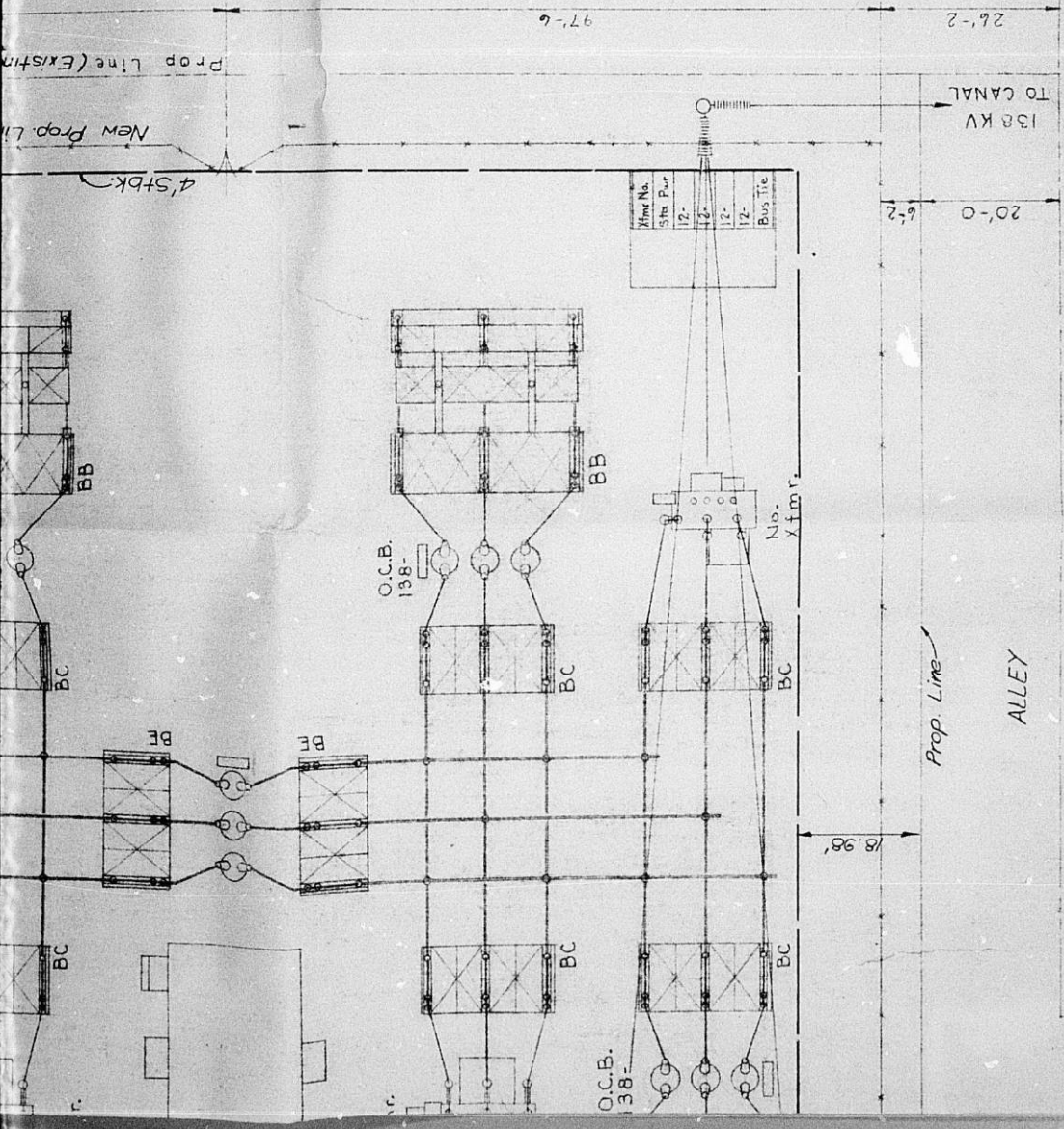
r.

DR 81-27 Revised plan

17TH ST. SUBSTATION
ULTIMATE PLAN



4 St. Francis Ave.



| Line No. | Sta. P. | Bus Tie |
|----------|---------|---------|
| 12- | 12- | 12- |
| 12- | 12- | 12- |
| 12- | 12- | 12- |

138 KV
TO CANAL

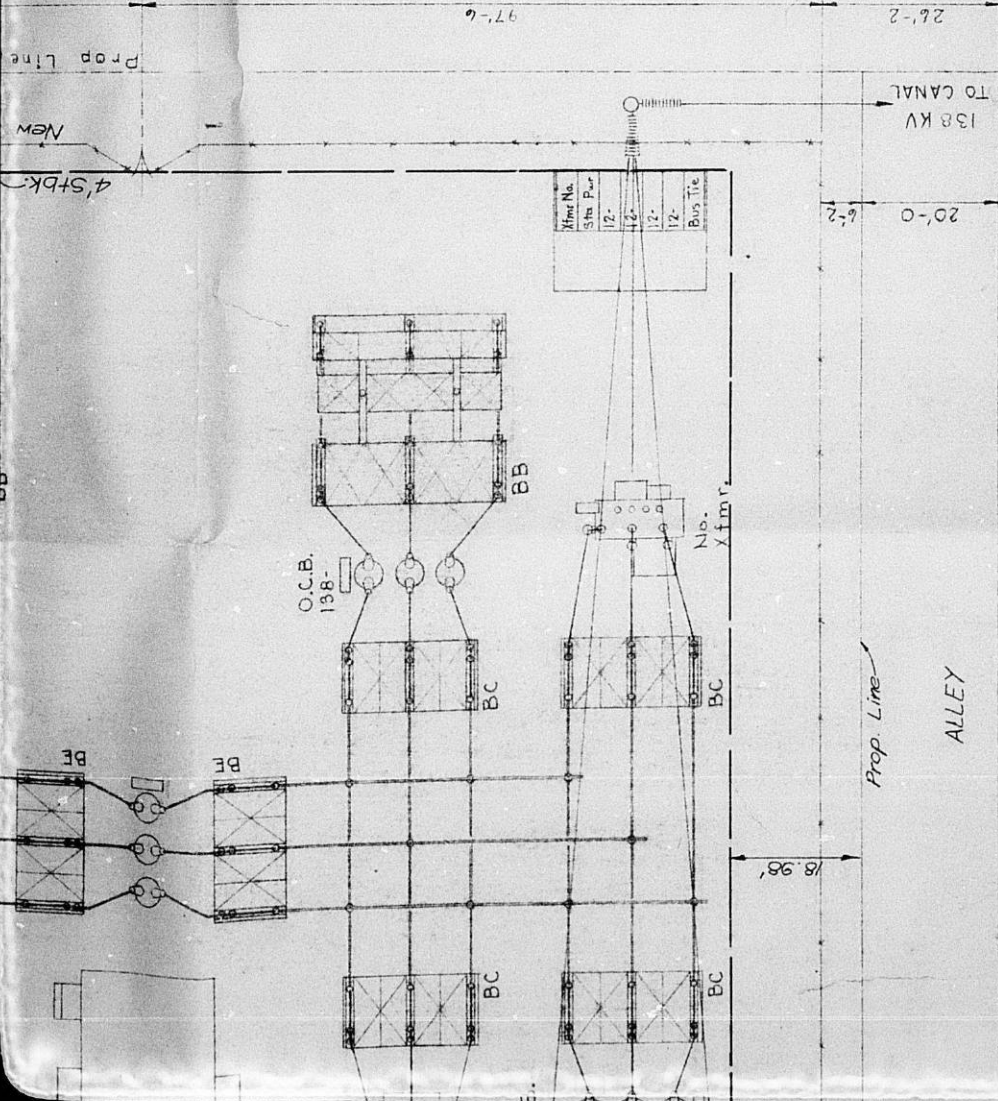
Prop. Line
ALLEY

18'-98"

20'-0" 6'-2"

97'-6"

6 St. Francis Ave.



4' Stbk
NEW
Prop Line

97'-6

26'-2

138 KV
TO CANAL

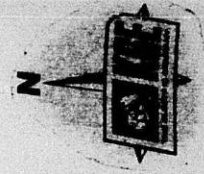
20'-0

18'-9"

Prop. Line

ALLEY

| Wire No. | Size | Use | Bus Tie |
|----------|------|-----|---------|
| 12 | 12 | | |
| 12 | 12 | | |
| 12 | 12 | | |



DR 81-27 Revised plan

17TH ST. SUBSTATION
ULTIMATE PLAN

| | | | |
|---------------------------------|-------|-------------|---------------------|
| DR | L. G. | APPROVED | CHIEF ENGINEER |
| CK | | DATE 2-2-80 | SCALE 1/16" = 1'-0" |
| | | | SHT. OF |
| | | | SHTS. |
| KANSAS GAS AND ELECTRIC COMPANY | | | |

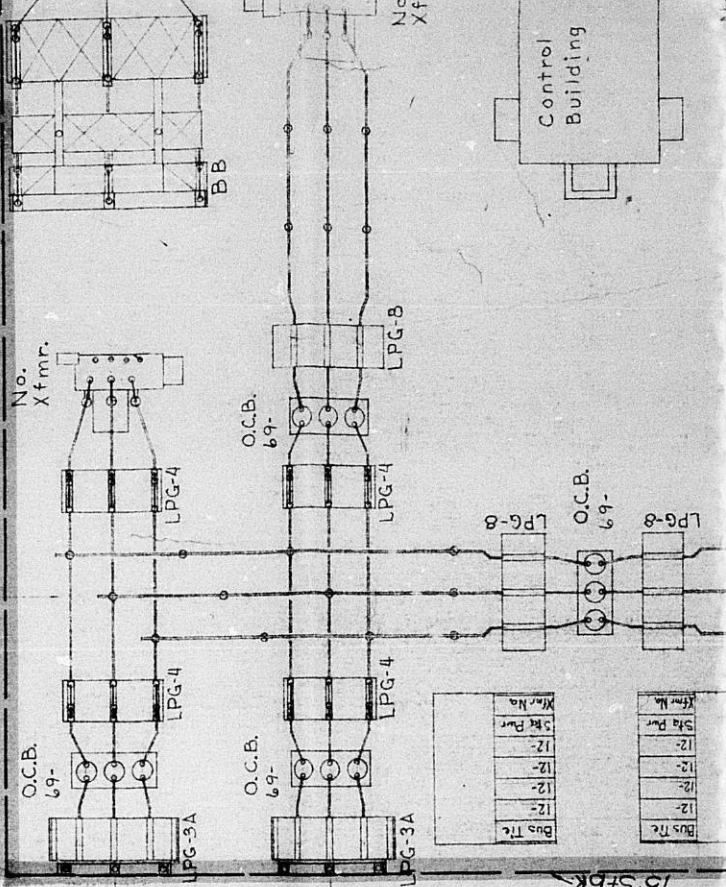
Q 17th

296.6' P

131'-6
99'-0
54'-0
1'-0
20'-0

New Prop. Lit

12' Stbk



| | |
|----------|-----|
| Bus Tie | 12- |
| Bus Tie | 12- |
| Bus Tie | 12- |
| Bus Tie | 12- |
| Bus Tie | 12- |
| 3 Kt Pwr | 12- |
| Man Ma | 12- |

| | |
|----------|-----|
| Bus Tie | 12- |
| Bus Tie | 12- |
| Bus Tie | 12- |
| Bus Tie | 12- |
| Bus Tie | 12- |
| 3 Kt Pwr | 12- |
| Man Ma | 12- |

Emporia Ave.

194'-6

Prop Line

76'-0

32'-0

27'-3

15' Stbk

GATE

40'

1'-0

20'-0

99'-0

54'-0

131'-6

Control Building

No Xf

BB

No. Xfmr.

O.C.B. 69-

LPG-B

O.C.B. 69-

LPG-4

LPG-4

O.C.B. 69-

LPG-4

O.C.B. 69-

LPG-4

LPG-3A

LPG-3A

O.C.B. 69-

LPG-8

O.C.B. 69-

LPG-8

2 Emporia Ave.

40'

Prop. Line

194'-6"

76'-0"

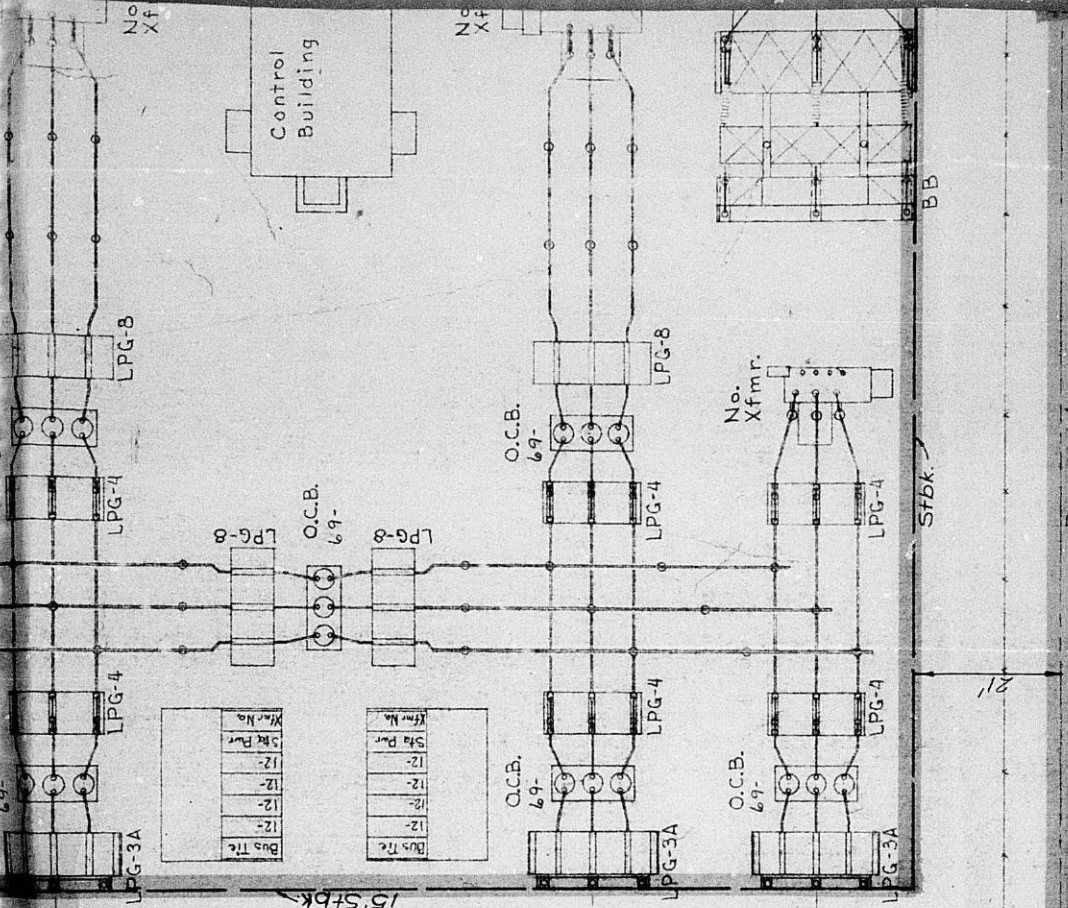
32'-0"

27'-3"

8'-0"

| |
|----------|
| Bus Tie |
| 12- |
| 12- |
| 12- |
| 12- |
| Sta Pur |
| Min. No. |

| |
|----------|
| Bus Tie |
| 12- |
| 12- |
| 12- |
| 12- |
| Sta Pur |
| Min. No. |



No. Xf

No. Xf

Control Building

LPG-8

LPG-4

LPG-8

O.C.B. 69-

O.C.B. 69-

LPG-8

No. Xfmr.

O.C.B. 69-

LPG-4

O.C.B. 69-

LPG-4

LPG-3A

LPG-3A

LPG-3A

Sf. bk.

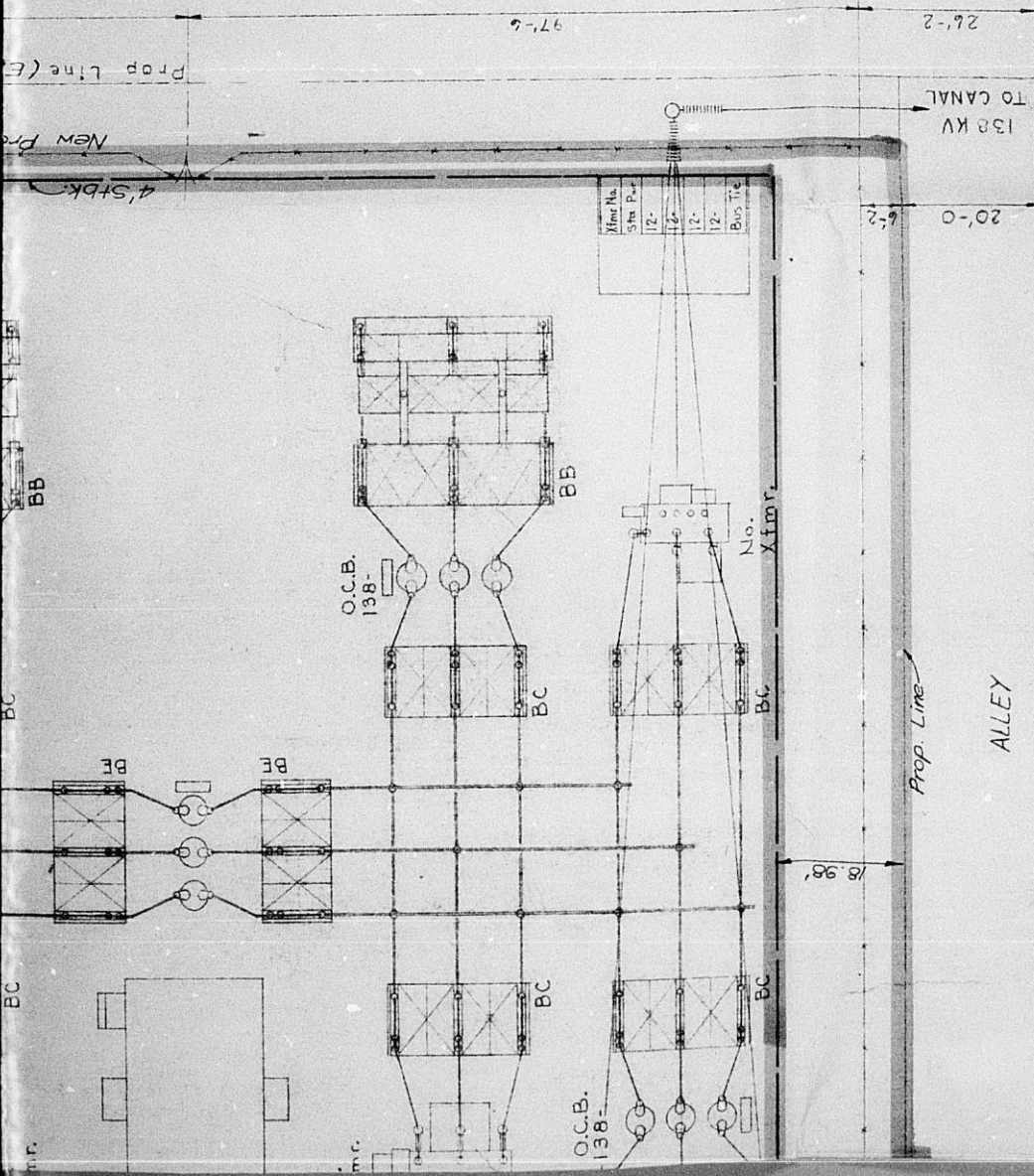
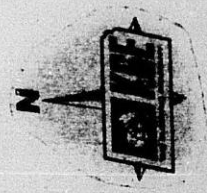
Prop. Line

BB

17TH ST. SUBSTATION
ULTIMATE PLAN

DR. L.S.
APPROVED
CK.
CHIEF ENGINEER

2 St. Francis Ave.



Prop. Line (E)
New Pr
4' STBK

97'-6

138 KV
TO CANAL

20'-0

Prop. Line
ALLEY

18' 98"

O.C.B.
138-

No.
Ximr.

O.C.B.
138-

BC
BF
BB

BC

BC

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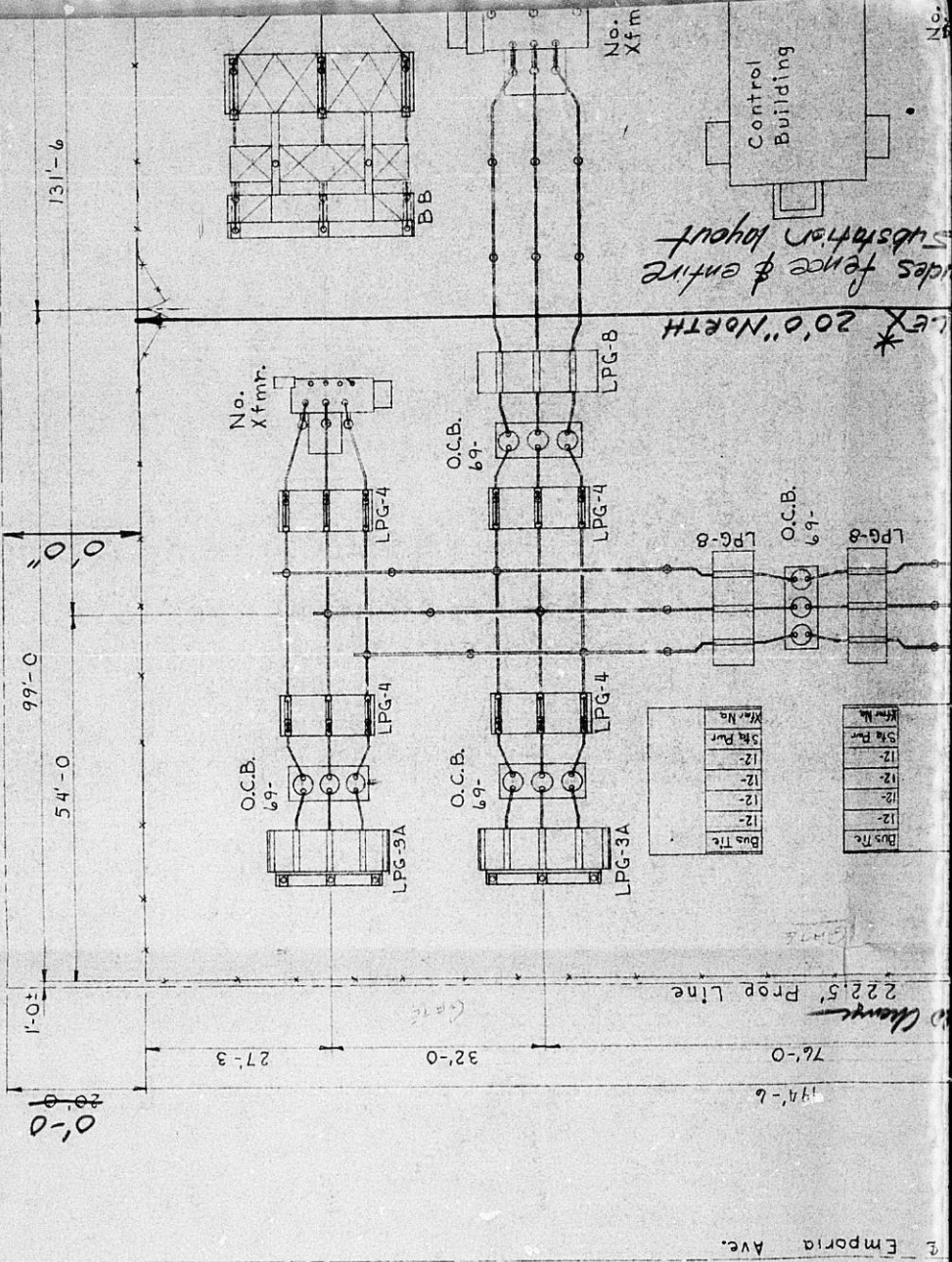
BC

BE

BE

q. 17th

296.6' Pr



Emporia Ave.

Change
222.5' Prop Line

194'-6"

76'-0"

32'-0"

27'-3"

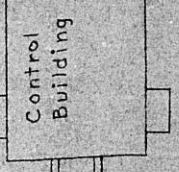
1'-0"

54'-0"

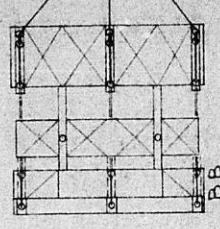
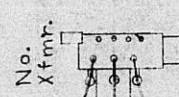
99'-0"

* 20' NORTH

fence & entire substation layout



No. Xfm



Emporia Ave.

28'-0" A-B

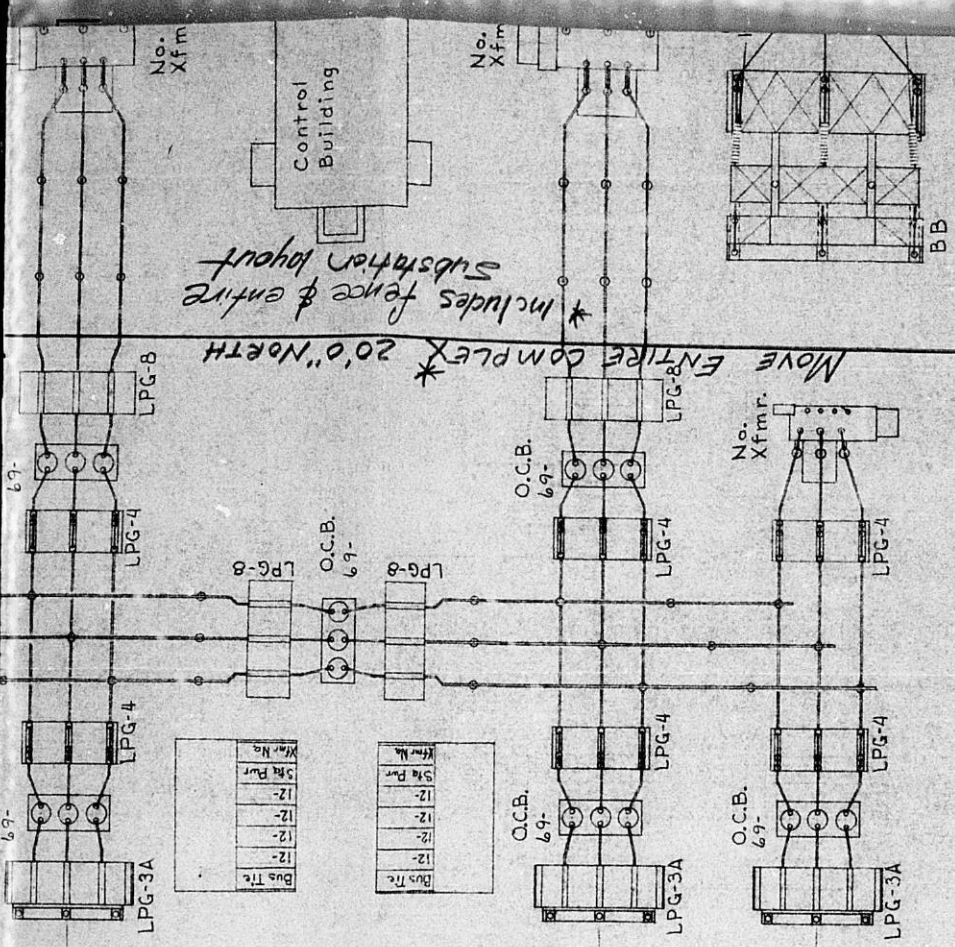
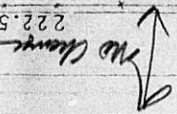
194'-6"

76'-0"

32'-0"

27'-3"

222.5' Prop. Line



156.6' Prop. Line

St.

Prop. Line
186'-6"

100'-0"

100'-0"

10'-0"

97'-0"

240.59' Prop Line

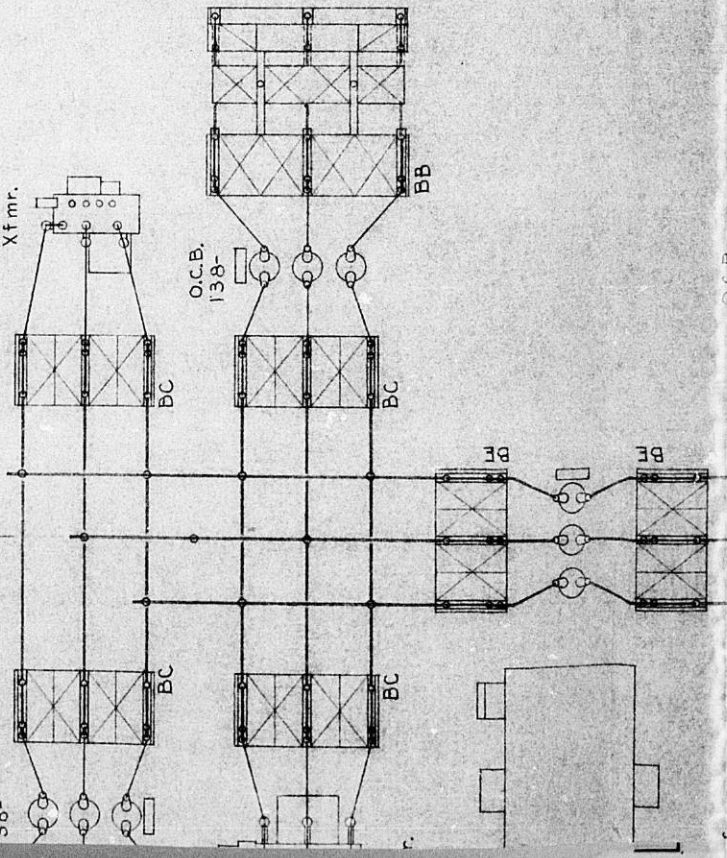
St. Francis Ave.

| Frame No. | Sta. Pair | Bus Tie |
|-----------|-----------|---------|
| | 12- | |
| | 12- | |
| | 12- | |

No. Xfmr.

O.C.B. 138-

O.C.B. 38-



ngk

2 St. Francis Ave.

Back. 138 KV Direct only
 your name to: BOB WALKER (KGE)
 261-6285

240.59' Prop Line

97'-6"

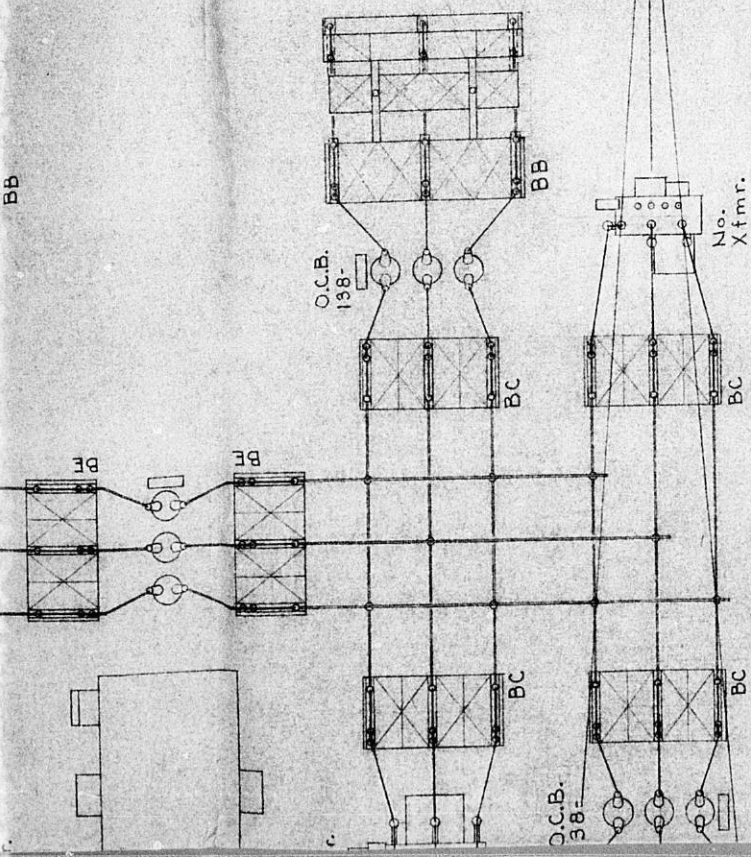
26'-2"

46'-2"

138 KV
 TO CANAL

43'-0"
 20'-0"
 6'-2"
 20'-0"
 43'-0"
 20'-0"
 6'-2"
 20'-0"

| Frame No. | Site Post | Bus Tie |
|-----------|-----------|---------|
| 12- | | |
| 12- | | |
| 12- | | |

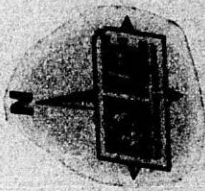


140.0' Prop. Line

North 30'

① Moving the entire complex ^{North 30'} incl. the fences would provide a 43' alley - ample room to turn out of the alley - if you can live with only 30' on 177th!

18.09'



17TH ST. SUBSTATION
 ULTIMATE PLAN

| | | | |
|-----------|--------------|---------------------|----------------|
| DR. L. G. | APPROVED | SCALE 1/16" = 1'-0" | SH. OF |
| OK. | DATE 2-22-80 | BY | COMPANY |
| | | | CHIEF ENGINEER |