



PLANNING COMMISSION MEETING, APRIL 14, 2026

Tuesday, April 14, 2026 at 7:00 PM
Council Chambers, 520 N. Commercial Ave.

AGENDA

Click here to visit our [Facebook Page](#).

CALL TO ORDER / ROLL CALL

Chair opened the Planning Commission Meeting at _____ (time).

ADDITIONS / DELETIONS TO AGENDA

CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

1. Minutes of Regular Planning Commission Meeting March 10, 2026.

Motion to approve March 10, 2026 minutes as presented.

Motion By _____

Second By _____

PRESENTATIONS / PUBLIC FORUM

During Public Forum, the Planning Commission Chairperson will ask if anyone in the audience would like to address the Planning Commission. A person wishing to make a statement should approach the podium, state their name and address. Each person will have a 3 minute time limit.

NEW BUSINESS

2. The Planning Commission will review the Preliminary and Final Plat for Sumac Addition. Documents to be reviewed are as follows: Application for Preliminary Plat Approval; Preliminary Plat Map; Contents of Preliminary Plat-Checklist; Report to Planning Commission on Preliminary Plat; Variance Request; Utility Concept; Final Plat

Motion to approve Sumac Addition Preliminary and Final Plats as approved.

Motion By _____

Second By _____

3. Lot Split Application - 505 N. Washington Ave.

Motion to _____ the lot split application for 505 N. Washington Ave.

Motion By _____

Second By _____

UNFINISHED BUSINESS

ADJOURN

Motion to adjourn the Planning Commission Meeting at _____ PM.

Contact: Jenessa Boldenow (utility@cityofsedgwick.org, 316-772-5151) | Agenda Published on
04/10/2026 at 3:41 PM.



PLANNING COMMISSION MEETING, MARCH 10, 2026

Tuesday, March 10, 2026 at 7:00 PM
Council Chambers, 520 N. Commercial Ave.

MINUTES

Click here to visit our [Facebook Page](#).

Chair opened the Planning Commission Meeting at 7:00PM.

ADDITIONS / DELETIONS TO AGENDA

Approval Of Minutes

1. Approval of January 20, 2026 Meeting Minutes
Motion to approve January 20, 2026 minutes as presented.
Motion By Debbie Harrison
Second By Jeff DeHaven

PRESENTATIONS / PUBLIC FORUM

During Public Forum, the Planning Commission Chairperson will ask if anyone in the audience would like to address the Planning Commission. A person wishing to make a statement should approach the podium, state their name and address. Each person will have a 3 minute time limit.

PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

2. Fox Run Addition - Rezoning
Chairperson opens hearing for comments from the public: 7:11 PM
Chairperson closes public hearing: 7:15 PM
Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I Seth Queen make a motion to approve the rezoning as presented.
Seconded by Jeff DeHaven

NEW BUSINESS

3. The Planning Commission will review the Preliminary Plat for Fox Run Addition. Documents to be reviewed are as follows: Application for Preliminary Plat Approval; Preliminary Plat Map; Report to Planning Commission on Preliminary Plat; Drainage Concept; Utility Concept.
Motion to approve Fox Run Addition Preliminary Plat as approved.

Motion By Jeff DeHaven
Second By Seth Queen

Motion to adjourn the Planning Commission Meeting at 7:26PM.

Contact: Jenessa Boldenow (utility@cityofsedgwick.org,316-772-5151) | Agenda Published on 03/06/2026 at 3:00 PM.

DRAFT

**City of Sedgwick
Planning and Zoning/Board of Zoning Appeals Meeting
April 14, 2026**

TO: Planning & Zoning/Board of Zoning Appeals Commission

SUBJECT: Preliminary Plat/Variance Request – Sumac Addition

APPLICANT: City of Sedgwick

AGENDA: New Business

Background: Applicant, Peace By Peace LLC, is seeking approval of preliminary plat and variance request for the Sumac Addition located south of the Sedgwick Housing Authority along W. Suelynn Drive to establish six duplex units for a total of twelve new doors in Sedgwick. Utilities will be placed by the developer without special assessments with the potential of paving a connection to the streetway to the east.

The variance request is as follows:

- Reduction of minimum rear yard setback from 20 feet to 12 feet.
- Reduction of the minimum side yard setback from 6 feet on each side to 5 feet on each side.
- Reduction of building setback along west property line of lot 1 from 20 feet to 15 feet.

Staff acknowledge the request and do not feel that it will cause undue hardships or adversely affect the rights of adjacent property owners or residents. Furthermore, it will adversely affect public health, safety, morals, order, convenience, prosperity or general welfare and would be in accordance with the existing homes in the area.

Zoning regulations for the R-2 district are as follows:

Minimum Lot Areas:

- a. Dwellings permitted by Section 4-102A1: 6,000 square feet
- b. Two-Family dwellings: 4,000 square feet
- c. Multiple-family attached dwelling units: 2,500 square feet per dwelling unit, but not zoning lot shall be less than 8,000 square feet.
- d. All other permitted uses: 10,000 square feet

Minimum Lot Width:

- a. Dwelling permitted by Section 4-102A1: 60 feet
- b. Two-family dwellings: 70 feet
- c. Multiple-Family dwellings: 80 feet
- d. All other permitted uses: 90 feet

Minimum lot depth: 100 feet

Yard Requirements:

- a. Minimum front yard: 20 feet on all sides abutting a street
- b. Minimum side yard:
 - a. Dwellings permitted by Section 4-102A1: 6 feet
 - b. Single-family attached and two-family dwellings: 6 feet on each side, except for the common lot line of an attached dwelling
 - c. Multiple-family dwellings: 8 feet
 - d. All other permitted uses: 15 feet
- c. Minimum rear yard: 20 feet.

APPLICATION FOR A VARIANCE FROM THE ZONING REGULATIONS

This is an application for a variance before the City Board of Zoning Appeals. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at:

Sedgwick City Hall or FAX: 316-772-5592
520 N. Commercial / PO Box 131
Sedgwick, KS 67135

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.)

- 1. Name of Applicant: Peace by Piece, LLC Attn: Matt Crabtree
Address: 2615 E 48th St N, Wichita, KS 67219
Phone: (316) 519-3606 Email: matt@craftedbycrabtree.com
Name of Agent, if any: Baughman Company, P.A. Attn: Thomas Joyce
Address: 315 S Ellis St, Wichita, KS 67211
Phone: (316) 262-7271 Email: tjoyce@baughmanco.com

Relationship of Applicant to property is that of: Owner
(Owner, Tenant, Lessee, etc.)

- 2. Application is made for a variance as provided for in Section 10-107 of the City Zoning Regulations to permit (describe request):
the reduction of the minimum rear yard setback from 20 feet to 12 feet, as well the reduction of the minimum side yard setback from 6 feet on each side to 5 feet on each side, as well as the reduction of the building setback along the west property line from 20 feet to 15 feet, to allow for future multi-family residential development.

for property located at SE corner of Madison Ave and Suelynn Dr.

and legally described as See Attached. To be platted as Lots 1 through 6, Block A, Sumac Addition, Sedgwick, Sedgwick County, Kansas.

in the City which is zoned as the R-2 Multiple-Family Residential District.

City of Sedgwick, Kansas

Case No. BZA-V-_____

3. The Applicant or his/her authorized agent, acknowledges:
- a. That he/she has received instruction material concerning the filing and hearing of this matter.
 - b. That he/she has been advised of the established fee requirements, and that the fee has been paid.
 - c. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal the decision of the Board of Zoning Appeals.
 - d. That all required documents are attached to this Application for a Variance as noted in the instructions.
 - e. That the Board of Zoning Appeals has the authority to require such conditions as are deemed necessary and reasonable in order to serve the public interest.

Signature: *Matthew R. Crabtree*, Applicant
 Print name: Matthew R. Crabtree
 Date: 3-30, 2026

Signature: *Thomas Joyce*, Agent (if any)
 Print name: Thomas Joyce
 Date: 3-30, 2026

OFFICE USE ONLY

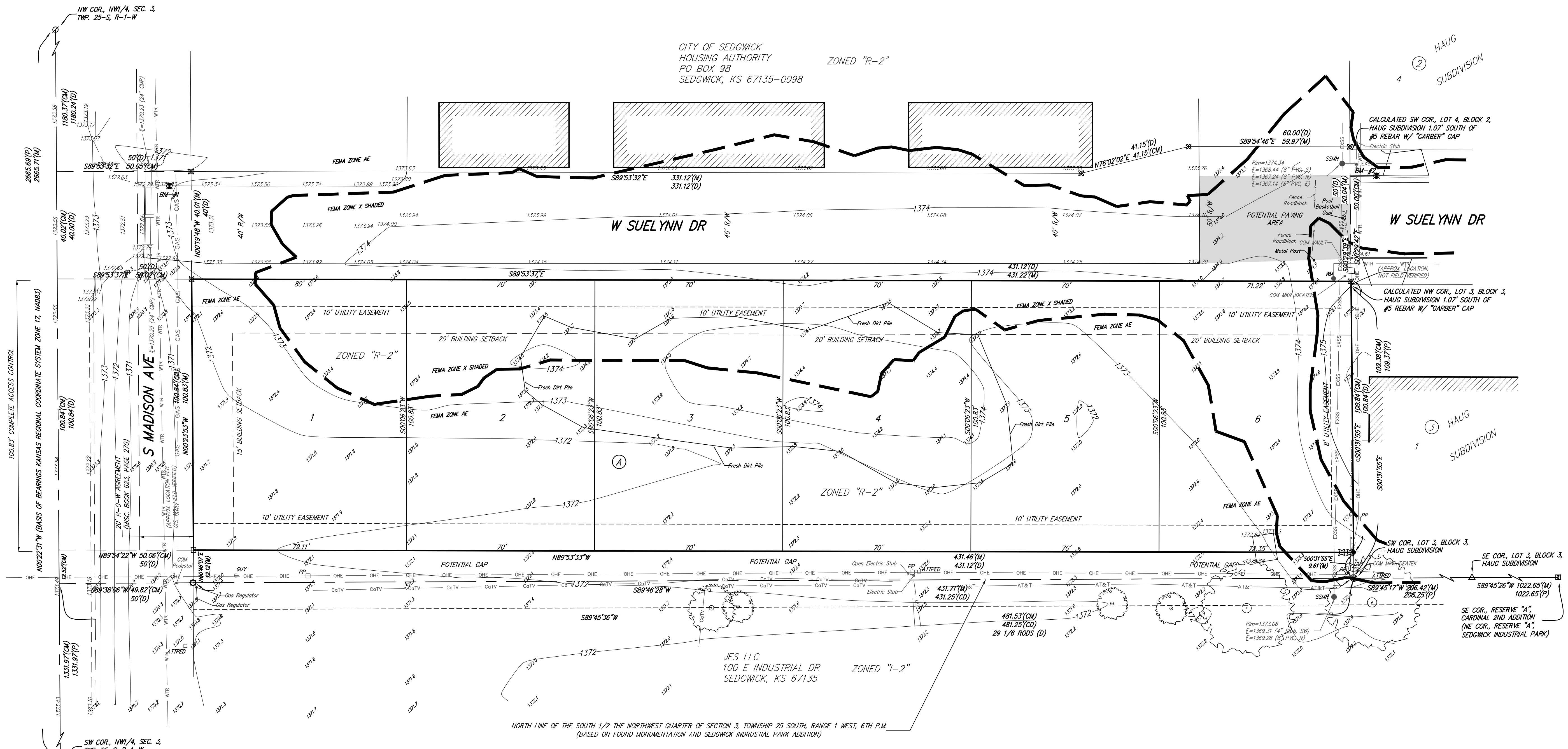
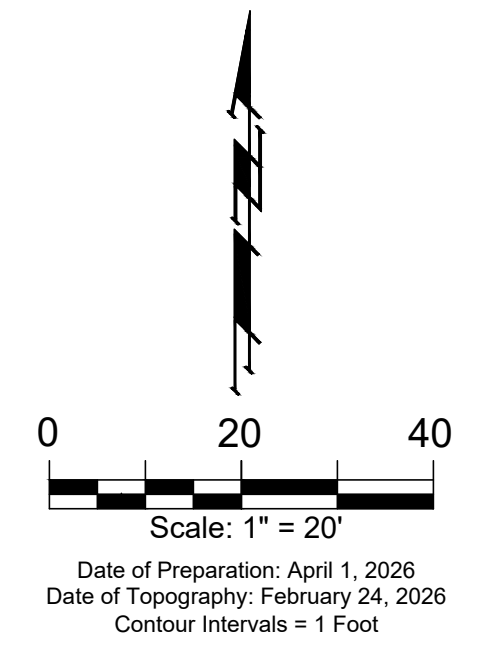
This application was received at _____:_____ (am, pm)
 on _____, 20____
 by the Zoning Administrator acting for the Board of Zoning Appeals.

It has been checked and found to be complete and accompanied by the required documents and the fee of \$_____.

Signature: _____, Zoning Administrator
 Print name: _____
 Date: _____, 20____

Provide copy to:
 • Applicant and/or Agent

PRELIMINARY PLAT SUMAC ADDITION SEDGWICK, SEDGWICK COUNTY, KANSAS



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "ALPHA" CAP (FOUND)
- △ = #4 REBAR W/ "TILS" CAP (FOUND)
- ⊙ = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
- ⊗ = #5 REBAR W/ "GARBER" CAP (FOUND)
- ⊚ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ▣ = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ⊠ = 600 NAIL (FOUND)(ORIGIN UNKNOWN)
- ⊞ = BECHMARK

- (D) = DESCRIBED
- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED PER DESCRIBED INFO.
- (CD) = CALCULATED PER MEASURED INFO.

OWNER/DEVELOPER:
PEACE BY PIECE, LLC
ATTN: MATT CRADREE
509 E 1ST STREET
SEDGWICK, KS 67135

LEGAL DESCRIPTION:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY DANIEL E. GARBER, PROFESSIONAL SURVEYOR #83, ON FEBRUARY 19, 2025 AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE WITH A BEARING OF SOUTH 00°59'19" EAST (BASIS OF BEARINGS IS NAD 83 KANSAS SOUTH ZONE) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,220.24 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89°28'57" EAST A DISTANCE OF 481.12 FEET; THENCE SOUTH 00°59'19" EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 100.84 FEET; THENCE SOUTH 89°28'57" WEST A DISTANCE OF 481.12 FEET (481.25 FEET PER RECORD) TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°59'19" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING.

BENCHMARK:
BM-#1:
SQUARE CUT ON CONCRETE, NORTH SIDE OF SUELYNN DR., 34.7± NORTH AND 8.1± WEST OF NW CORNER, LOT A, BLOCK A, SUMAC ADDITION.
ELEV. = 1372.83 NAVD88

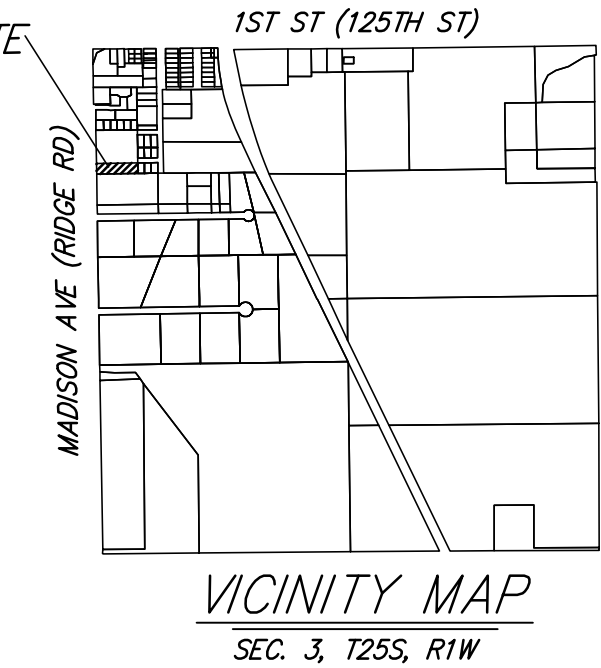
BM-#2:
SQUARE CUT ON TOP OF CURB, NORTH SIDE OF SUELYNN DR., 39.2± NORTH AND 9.8± EAST OF NE CORNER, LOT 6, BLOCK A, SUMAC ADDITION.
ELEV. = 1374.43 NAVD88

NOTE:
ALL LOTS WITHIN SUMAC ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

NOTE:
FEMA FLOODPLAIN BOUNDARIES ARE SCALED PER LOCATION PER THE PRELIMINARY FEMA FIRM PANEL 316 OF 375, FOR HARVEY COUNTY, KANSAS, MAP NUMBER 20079C0316F.

NOTE:
POTENTIAL PAVING PROJECT TO CONNECT SUELYNN DR SHOWN IN GRAY SHADED AREA.

- ATT Ped □ = ATT Pedestal
- Guy □ = Guy Anchor
- ⊙ = Power Pole
- SMH ⊙ = Sanitary Sewer Manhole
- ⊙ = Tree
- WM ⊙ = Water Meter



PRELIMINARY PLAT SUMAC ADDITION

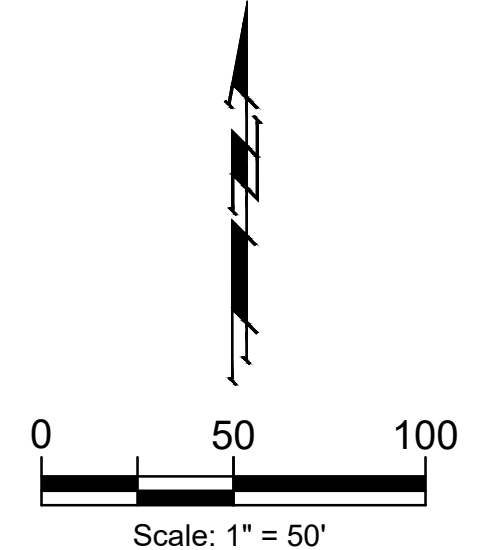
April 8, 2026

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com

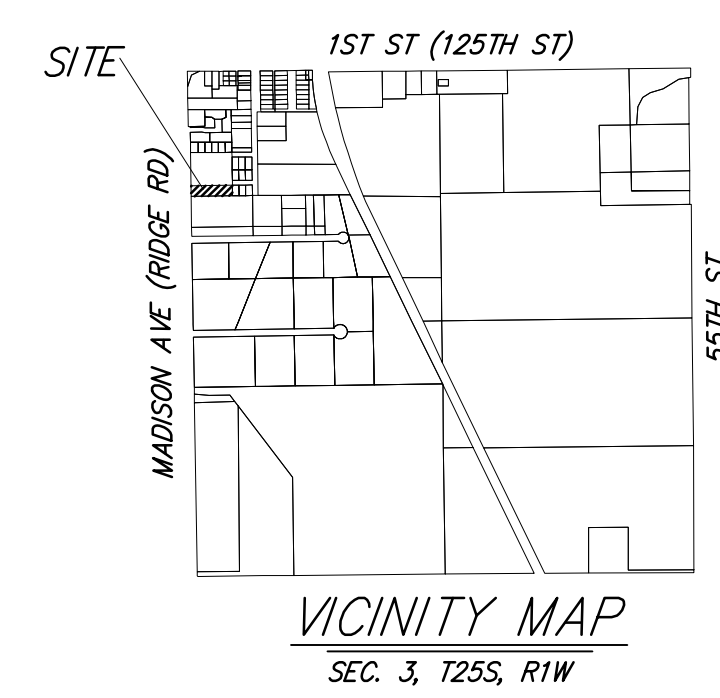
BENCHMARKS:

BM-#1:
SQUARE CUT ON CONCRETE, NORTH
SIDE OF SUELYNN DR., 34.7'±
NORTH AND 8.1'± WEST OF NW
CORNER, LOT A, BLOCK A, SUMAC
ADDITION.
ELEV. = 1372.93 NAVD88

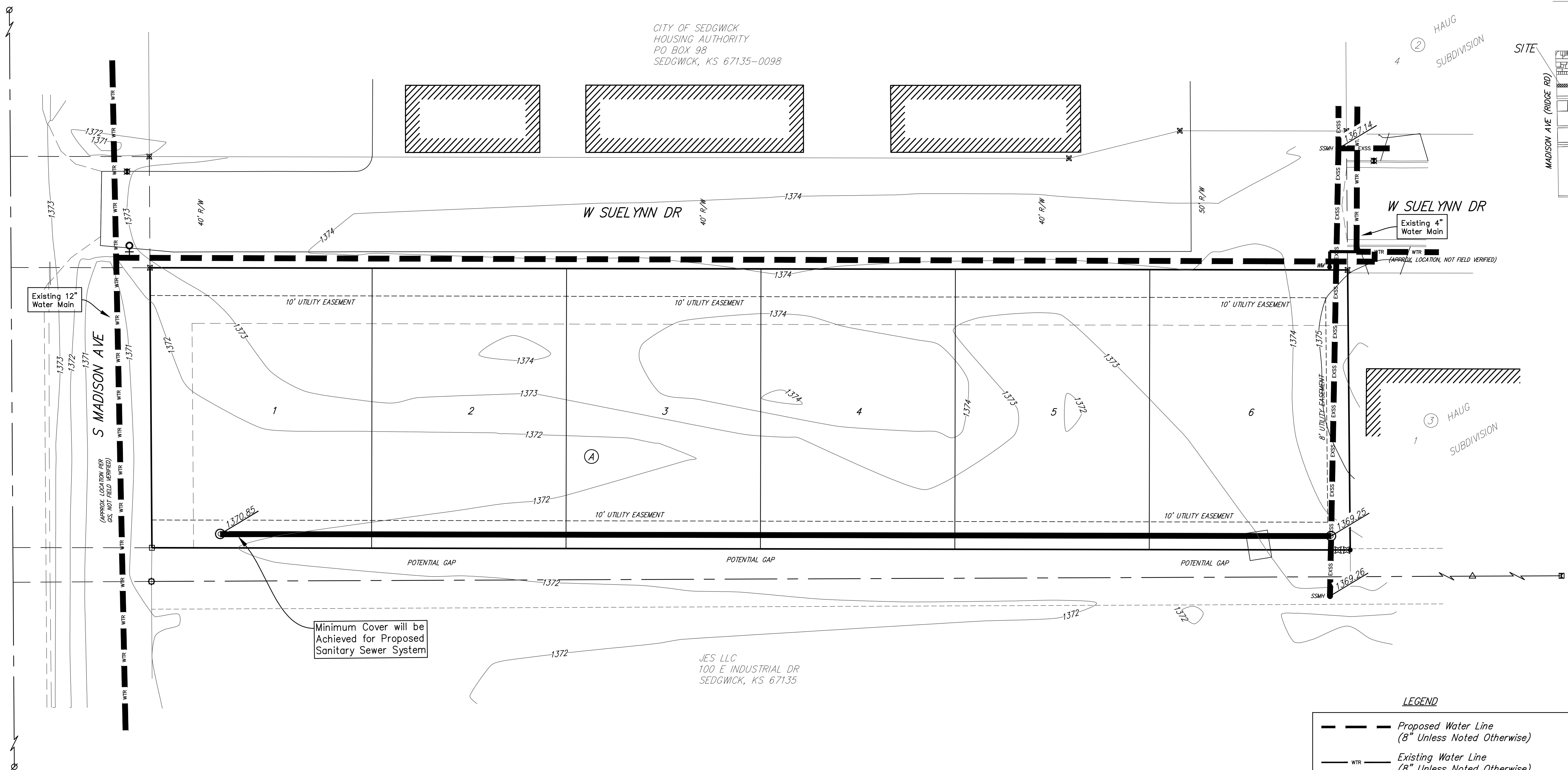
BM-#2:
SQUARE CUT ON TOP OF CURB,
NORTH SIDE OF SUELYNN DR.,
39.2'± NORTH AND 9.8'± EAST OF
NE CORNER, LOT 6, BLOCK A,
SUMAC ADDITION.
ELEV. = 1374.43 NAVD88



1350 Existing Grade



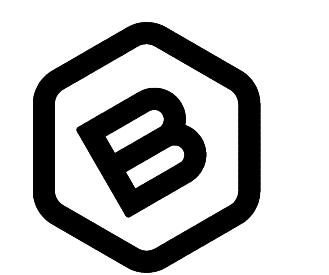
CITY OF SEDGWICK
HOUSING AUTHORITY
PO BOX 98
SEDGWICK, KS 67135-0098



Minimum Cover will be
Achieved for Proposed
Sanitary Sewer System

JES LLC
100 E INDUSTRIAL DR
SEDGWICK, KS 67135

**PRELIMINARY
PLAN. NOT FOR
CONSTRUCTION.**
This document is
preliminary in nature
and is not a final, signed
and sealed document.



**BAUGHMAN
COMPANY**

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

SUMAC
ADDITION

**UTILITY
PLAN**

PROJECT NUMBER:

DESIGN: DRAWN: TJ

DATE: April 8, 2026

SHEET **1** OF **1**

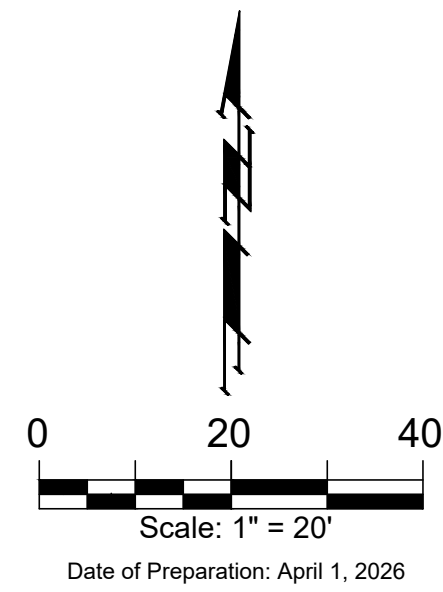
NOTE

*** ALL PROPOSED SANITARY SEWER
PIPE WAS PLACED AT 0.4% SLOPE
TO SHOW SERVICE ELEVATIONS AT
FURTHEST MOST POINTS.

LEGEND

- Proposed Water Line
(8" Unless Noted Otherwise)
- Existing Water Line
(8" Unless Noted Otherwise)
- Proposed Fire Hydrant
- Proposed Sanitary Sewer Line
(8" Unless Noted Otherwise)
- Existing Sanitary Sewer Line
(8" Unless Noted Otherwise)
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Proposed Sanitary Sewer Flow

FINAL PLAT SUMAC ADDITION SEDGWICK, SEDGWICK COUNTY, KANSAS



MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1-6	A	1375.0

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR W/ "ALPHA" CAP (FOUND)
 - △ = #4 REBAR W/ "TILTS" CAP (FOUND)
 - = #4 REBAR (FOUND)(ORIGIN UNKNOWN)
 - ⊗ = #5 REBAR W/ "GARBER" CAP (FOUND)
 - ⊗ = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
 - = 1/2" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
 - ⊠ = 600 NAIL (FOUND)(ORIGIN UNKNOWN)
 - ⊠ = BECHMARK
- (D) = DESCRIBED
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(P) = PLATTED
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(CM) = CALCULATED PER MEASURED INFO.

BENCHMARK:
 BM-#1:
 SQUARE CUT ON CONCRETE, NORTH SIDE OF SUELYNN DR., 34.7± NORTH AND 8.1± WEST OF NW CORNER, LOT A, BLOCK A, SUMAC ADDITION.
 ELEV. = 1372.93 NAVD88

BM-#2:
 SQUARE CUT ON TOP OF CURB, NORTH SIDE OF SUELYNN DR., 39.2± NORTH AND 9.8± EAST OF NE CORNER, LOT 6, BLOCK A, SUMAC ADDITION.
 ELEV. = 1374.43 NAVD88

NOTE:
 ALL LOTS WITHIN SUMAC ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County) do hereby certify that we have surveyed and platted "SUMAC ADDITION", Sedgwick, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a portion of the Northwest Quarter of Section 3, Township 25 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on February 19, 2025 as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 3, Township 25 South, Range 1 West of the 6th Principal Meridian; Thence with a bearing of South 00°59'19" East (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Northwest Quarter a distance of 1,220.24 feet for the point of beginning; Thence North 89°28'57" East a distance of 481.12 feet; Thence South 00°59'19" East parallel with the West line of said Northwest Quarter a distance of 100.84 feet; thence South 89°28'57" West a distance of 481.12 feet (481.25 feet per Record) to the West line of said Northwest Quarter; Thence North 00°59'19" West along the West line of said Northwest Quarter a distance of 100.84 feet to the point of beginning.

Existing public easements, dedications, building setbacks and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.
 _____, Surveyor

Preston A. Stewart, P.L.S.#1386

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block to be known as "SUMAC ADDITION", Sedgwick, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Sedgwick, Kansas.

Peace by Piece, LLC
 a Kansas limited liability company

 Matthew Crabtree, Member

 Kimberly Crabtree, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this _____ day of _____, 2026, by Matthew Crabtree and Kimberly Crabtree, as Member and Member of Peace by Piece, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

This plat of "SUMAC ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Sedgwick Planning Commission, Sedgwick, Sedgwick County, Kansas.

Dated this _____ day of _____, 2026.

 Seth Queen, Chair

 Jenessa Baldenow, Secretary

This plat approved and all dedications shown herein accepted by the Governing Body of the City of Sedgwick, Kansas, this _____ day of _____, 2026.

 Bryan Chapman, Mayor

 Shelia Agee, City Clerk

This plat is approved pursuant to K.S.A. 12-401.

Date signed: _____, 2026.

 Jennifer Hill, City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2026.

 Tricia L. Robello, P.S. #1246
 Deputy County Surveyor
 Sedgwick County, Kansas

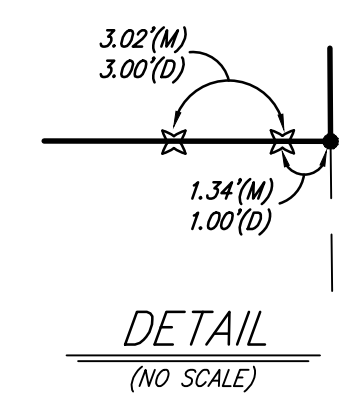
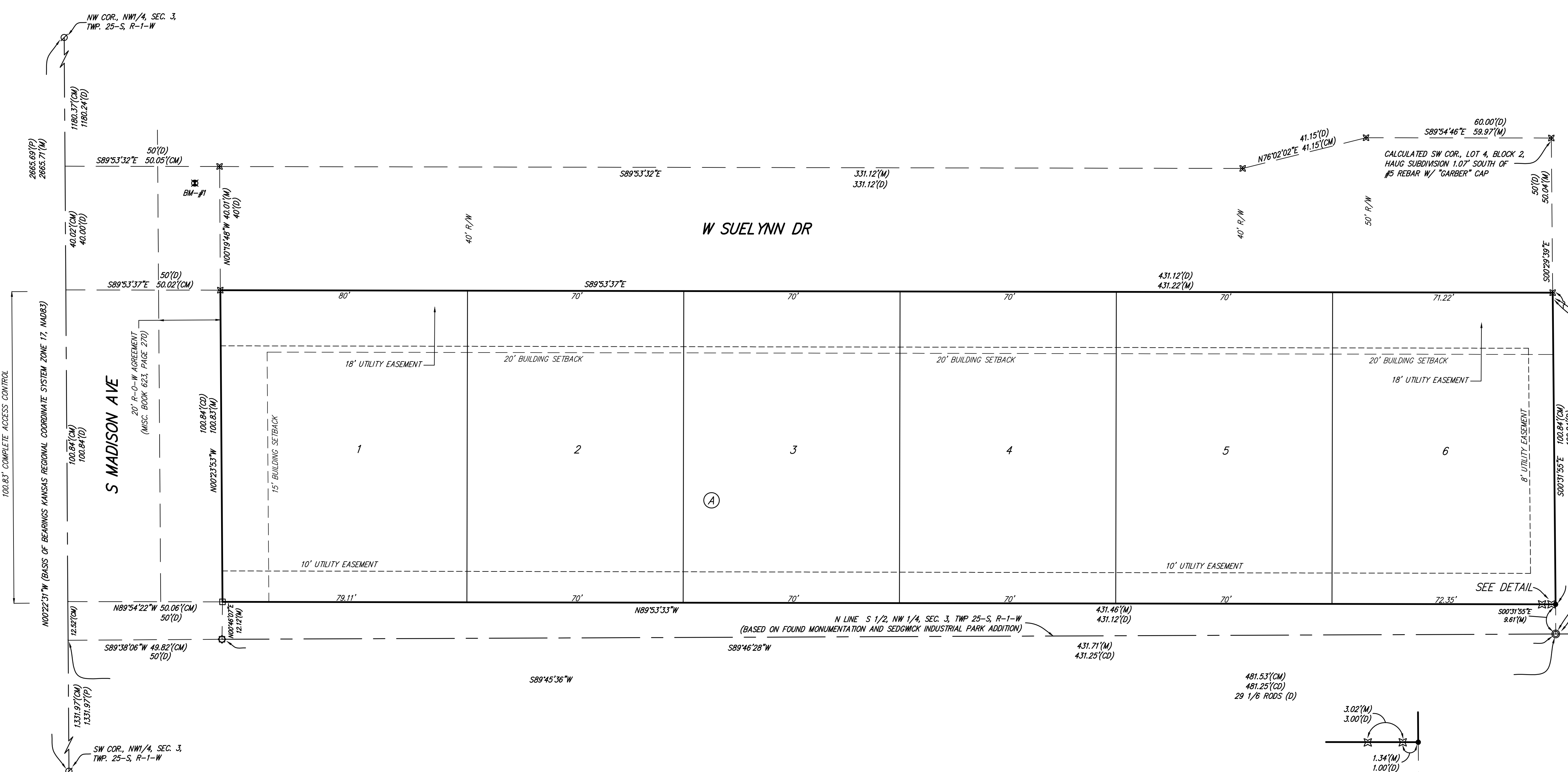
Entered on transfer record this _____ day of _____, 2026.

 Kelly B. Arnold, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2026 at _____ o'clock _____ M. and is duly recorded.

 Tonya Buckingham, Register of Deeds

 Kenly Zehring, Deputy



FINAL PLAT SUMAC ADDITION

April 1, 2026

BAUGHMAN COMPANY
 315 Ellis St. Wichita, KS 67211 316-262-7271
 BaughmanCo.com

E:\Projects\Sumac Addition_26-02-P173\Final Drawings\Sumac Addition_F.dwg

**City of Sedgwick
Planning and Zoning/Board of Zoning Appeals Meeting
April 14, 2026**

TO: Planning & Zoning/Board of Zoning Appeals Commission

SUBJECT: Lot Split – 505 Washington Avenue

APPLICANT: City of Sedgwick

AGENDA: New Business

Background: Applicant, Jodie Wallace, is seeking a lot split for real property located at 505 Washington Avenue in Sedgwick, Kansas. The current zoning for the parcel is R-1 Single-and Two-Family Dwelling. There will not be a request for zoning change for the lot split.

The proposed lot split reduces the original lot to 6,309.77 sq ft. The newly created lot will be 3,493.54 sq ft. in size and be utilized to place a tiny home on the property. Access to the property will be accommodated through the alleyway. Sewer runs along the west border of the property, with water being accessed through a new meter set from Washington Ave.

Zoning regulations for the R-1 district are as follows:

Minimum Lot Areas:

- a. Dwellings permitted by Section 4-101A1: 6,000 square feet
- b. Two-Family dwellings: 4,000 square feet per family
- c. All other permitted uses: 10,000 square feet

Minimum Lot Width:

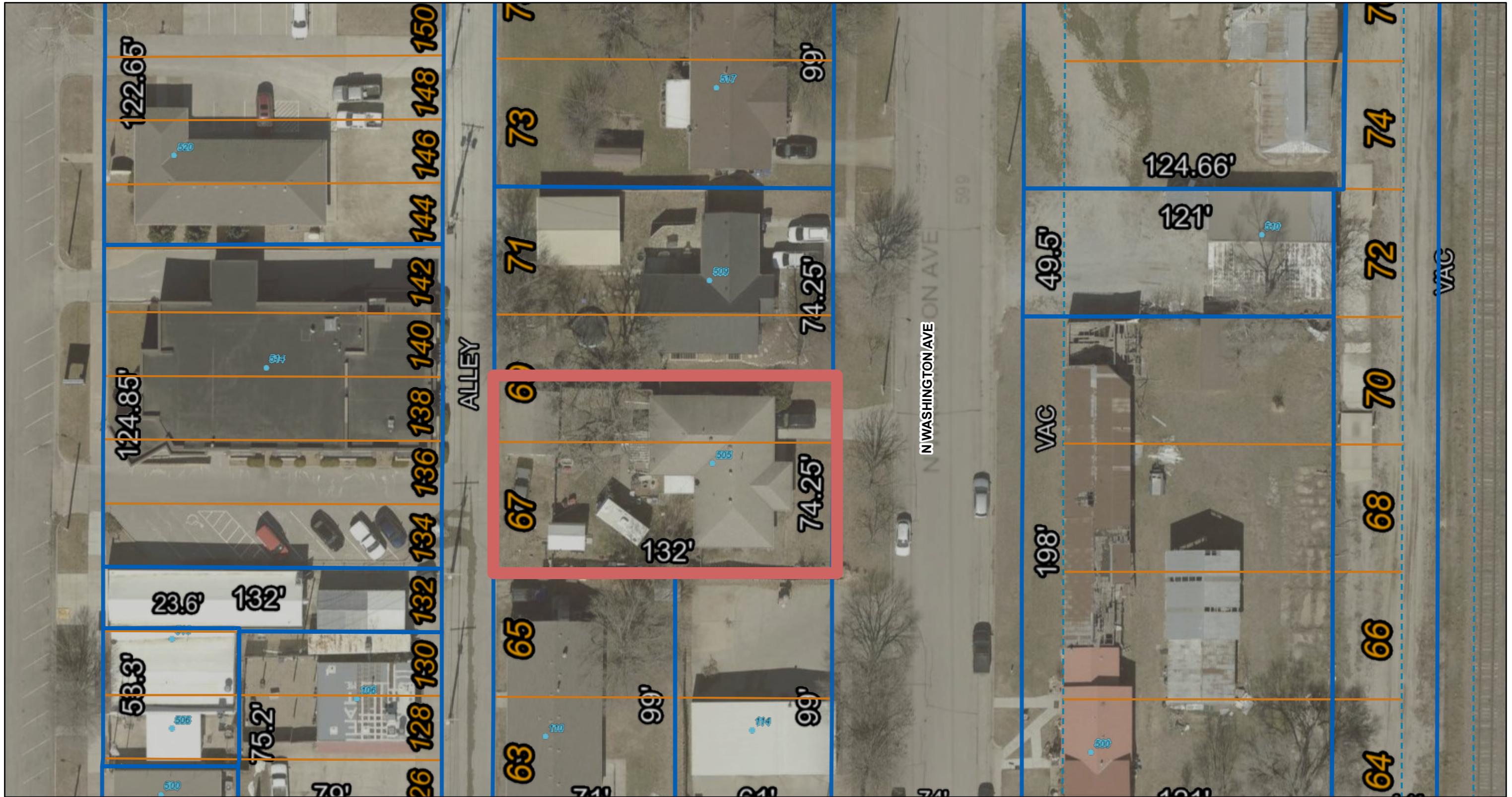
- a. Dwelling permitted by Section 4-101A1: 60 feet
- b. Two-family dwellings: 80 feet
- c. All other permitted uses: 90 feet

Minimum lot depth: 100 feet

Applicant's Reasons for Lot Split: Wanting to establish a tiny home on the lot without utilizing the existing utilities.

Review Criteria for a Lot Split

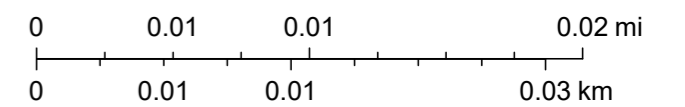
1. *A new street or alley or extension of an existing street or alley is required or proposed.*
A new street or alley or extension of an existing street or alley is not required or proposed. The existing alley will be utilized.
2. *A vacation of streets, alleys, setback lines, access control or easements is required and has not been satisfied.*
A vacation of streets, alleys, setback lines, access control or easements is not required.
3. *Such action will result in significant increases in service requirements, e.g., utilities, drainage, sidewalks, traffic control, streets, etc. or will interfere with maintaining existing service levels, e.g., additional curb cuts, repaving, etc.*
The addition of one home will not significantly increase service requirements.
4. *There is less street right of way than required by these regulations or the Comprehensive Plan unless such dedication can be made by separate instrument.*
The street right of way has been surveyed at 45 feet, meeting the minimum requirements of alleys for residential which is between 20-22 feet.
5. *All easement requirements have not been satisfied.*
All easement requirements have been satisfied.
6. *Such split will result in a lot without direct access from its frontage to an opened public street.*
Access to the lot will be from the existing alleyway adjacent to the property.
7. *A substandard sized lot will be created or an existing structure will not be able to meet all yard requirements according to applicable zoning regulations.*
The lot does not meet applicable zoning requirements.
8. *The lot is subject to periodic flooding which cannot be feasibly corrected in order to properly develop the lot.*
The lot is not subject to periodic flooding.
9. *The lot has been previously split without replatting.*
The lot has never been split without replatting.



4/9/2026, 10:42:44 AM

1:564

- Override 1
- Subdivisions
- VACATION RR
- Property Boundary
- Sedgwick Lots
- Address Points
- Parcel Boundaries
- LOT LINES



All Kansas PSAPs, NG911 Coordinating Council, DASC, Sedgwick County, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Main Office
2908 North Plum Street
Hutchinson, KS 67502
Office: (620) 665-7032
Fax: (620) 663-7401



Garber Surveying Service, P.A.

Branch Offices
Manhattan 785-320-4810
McPherson 620-241-4441
Newton 316-283-5053
Salina 785-404-6302
Wichita 316-260-9933

SURVEY FOR: JODIE WALLACE

Project No. G2026-298
SHEET 1 OF 2

DESCRIPTION:

PARCEL 1:

A portion of Lots 67 and 69 on North Washington Avenue, City of Sedgwick, Harvey County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 7, 2026 as follows:
Beginning at the Southeast corner of Lot 67 on North Washington Avenue, City of Sedgwick, Harvey County, Kansas; Thence with a bearing of South 89°20'03" West (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Lot 67 a distance of 84.90 feet to a point on the South line of said Lot 67 that is 47.01 feet East of the Southwest corner of said Lot 67; Thence North 00°19'18" West parallel with the East line of said Lot 67 a distance of 74.33 feet to a point on the North line of the South Half of Lot 69 on said North Washington Avenue that is 46.99 feet East of the Northwest corner of the South Half of said Lot 69; Thence North 89°20'40" East along the North line of the South Half of said Lot 69 a distance of 84.90 feet to the Northeast corner of the South Half of said Lot 69; Thence South 00°19'18" East along the East line of said Lots 67 and 69 a distance of 74.31 feet (74.25 feet per Record) to the point of beginning, containing 6,309.77 Square Feet, and subject to any easements and restrictions of record.

PARCEL 2:

A portion of Lots 67 and 69 on North Washington Avenue, City of Sedgwick, Harvey County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 7, 2026 as follows:
Beginning at the Southwest corner of Lot 67 on North Washington Avenue, City of Sedgwick, Harvey County, Kansas; Thence with a bearing of North 00°18'36" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of Lots 67 and 69 on North Washington Avenue a distance of 74.34 feet (74.25 feet per Record) to the Northwest corner of the South Half of said Lot 69; Thence North 89°20'40" East along the North line of the South Half of said Lot 69 a distance of 46.99 feet; Thence South 00°19'18" East parallel with the East line of said Lot 67 and 69 a distance of 74.33 feet to the South line of said Lot 67; Thence South 89°20'03" West along the South line of said Lot 67 a distance of 47.01 feet to the point of beginning, containing 3,493.53 Square Feet, and subject to any easements and restrictions of record.

REVIEW SURVEYOR'S CERTIFICATE

I hereby certify that this survey has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2011 for content only and is in compliance with those provisions. No other warranties are extended or implied.

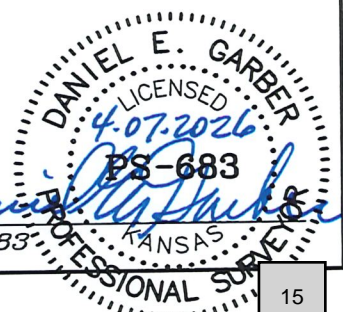
_____, Land Surveyor
Lloyd P. Dorzweiler PS# 885

DATE OF FIELD WORK: April 3, 2026

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described above as surveyed under my supervision.

Dated: April 7, 2026



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Plat Date & Time Tuesday, April 7, 2026 4:01:34 PM Data Path \\total\Company\LOD\655FILES\2026\20260293\20260293.EC_Auto_SPC_1502_1600005.dwg

Main Office
 2908 North Plum Street
 Hutchinson, KS 67502
 Office: (620) 665-7032
 Fax: (620) 663-7401



Garber Surveying Service, P.A.

Item 3.

Branch Offices
 Manhattan 785-320-4810
 McPherson 620-241-4441
 Newton 316-283-5053
 Salina 785-404-6302
 Wichita 316-260-9933

SURVEY FOR: JODIE WALLACE

Project No. G2026-298
 SHEET 2 OF 2

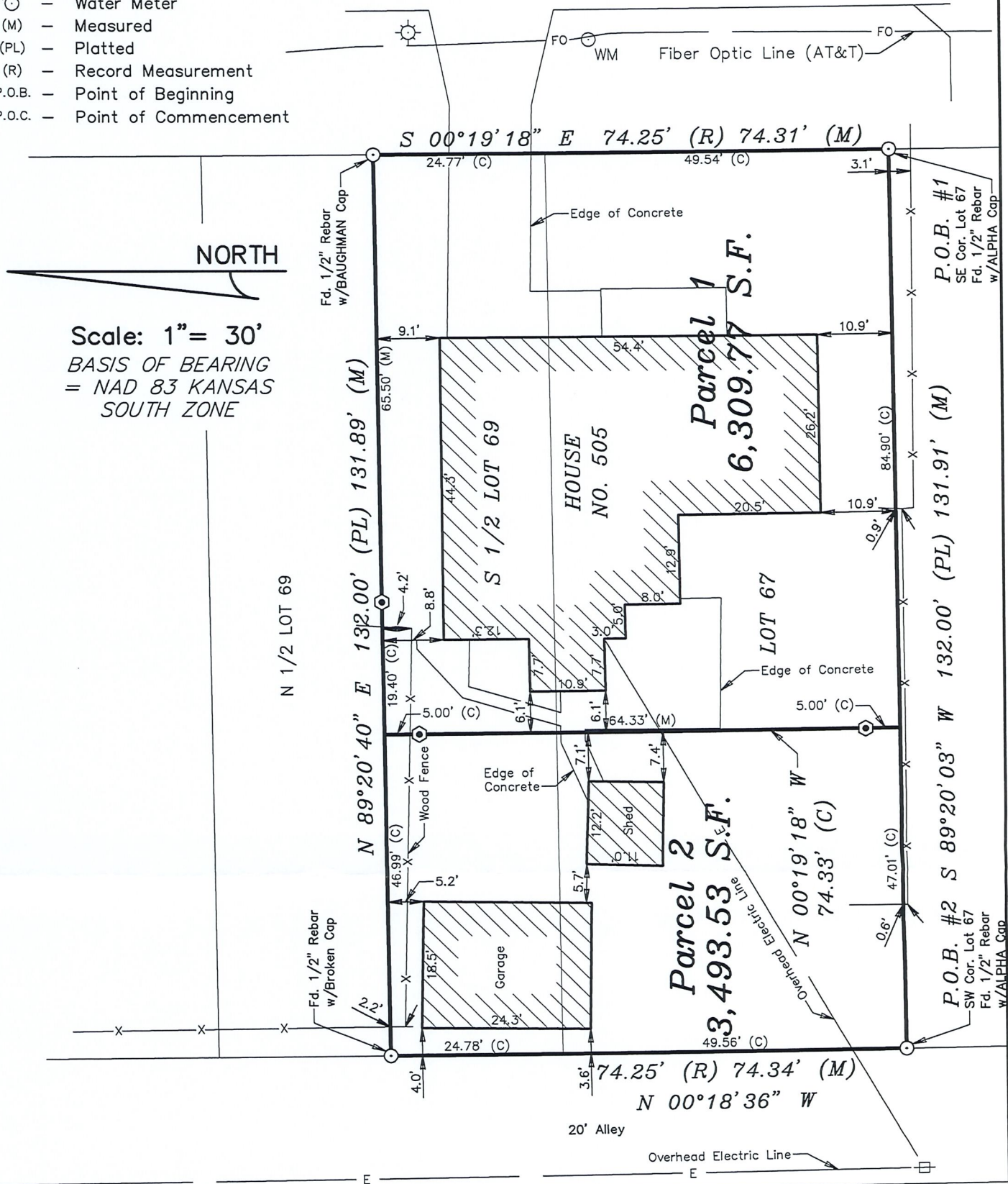
DESCRIPTION:

A survey of a portion of Lots 67-69 (ODD) on North Washington Avenue, City of Sedgwick, Harvey County, Kansas more particularly described on Sheet 1.

LEGEND

- - Survey Monument Found
- ⊙ - 5/8" x 24" Rebar Set Line Point w/GSS Blue Cap
- ✕ - Fence
- ⊙ - Light Pole
- ⊞ - Power Pole
- WM ⊙ - Water Meter
- (M) - Measured
- (PL) - Platted
- (R) - Record Measurement
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement

NORTH WASHINGTON AVENUE



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 Plot Date & Time: Tuesday, April 7, 2026 10:15:50 PM Dat Path: \\jds1\com\proj\GSSFILES\2026\20260226_C3.dwg\20260226_P1.dwg\20260226_P1.dwg

CITY OF SEDGWICK, KANSAS

File No. LS- _____ G26-298

APPLICATION FOR LOT SPLIT APPROVAL

This is an application for processing a lot split in accordance with the City Subdivision Regulations. All property proposed to be split must have been previously platted and recorded. The application must be completed and filed with the Zoning Administrator and/or Planning Commission Secretary who will forward it to the Planning Commission for consideration of approval within 45 days.

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)

Name of Subdivision in which lot is located Original Town Sedgwick
 Block ^{W of Washington} Lot 69 General location 505 Washington Ave.
 Inside City X To Be Annexed _____ Outside City _____
 Name of Landowner Jodie Evelyn Wallace
 Address/Phone PO Box 233; Sedgwick, KS 67135
 Name of Applicant/ Agent _____
 Address Phone _____
 Name of Registered Land Surveyor Garber Surveying Service, P.A.
 Address/Phone 2908 N. Plum St., Hutchinson, KS 67502 620-665-7032

Lot Split Information

1. Dimensions of existing lot 74.2 Feet by 132.00 Feet
 Total size 9,803.30 Square Feet
2. Frontage of new lots:

Lot 1	<u>84.90</u> Feet by	<u>74.25</u> Feet	Total Sq. Ft.	<u>6,309.77</u>
Lot 2	<u>47.01</u> Feet by	<u>74.25</u> Feet	Total Sq. Ft.	<u>3,493.53</u>

3. Existing zoning R-1 Single and Two Family Residential District.

4. Existing Facilities Description/ Status

Street- City of Sedgwick Utilities
 Alley- City of Sedgwick Utilities
 Sidewalk- N/A
 Storm Drainage- City of Sedgwick Utilities
 Water supply- City of Sedgwick Utilities
 Sewage disposal- City of Sedgwick Utilities
 Gas Service- Kansas Gas Service

5. Can Electric and Telephone service be provided from existing easements?

Yes No

6. Width of street right-of-way from the centerline 45 Feet.

7. If there are structures on the lot, are they to remain? Yes No

8. Is any portion of the lot in an identified flood plain area? Yes No

The landowner herein agrees to comply with the city Subdivision Regulations and all other related ordinances, resolutions, policies or standards of the City, county, or Township and statutes of the State of Kansas. It is further agreed that all costs of recording the lot split drawing with the Register of Deeds together with any supplemental documents required in its approval such as dedications or petitions or guarantees for specific improvements, will be paid by the landowner. The undersigned further states that he/she is the owner of the land proposed to be split and, when requested, will permit officials of the city, county or Township to inspect the land as may be necessary for proper review.

Landowner Andie Walby

Date 08-04-2026 | 11:28 AM PDT

Applicant/Agent (If any) _____

Date _____

OFFICE USE ONLY

Four copies of drawing to scale received? yes _____ no _____

If a structure is located on property, certified survey showing such? yes _____ no _____

List of adjacent landowners with addresses provided? yes _____ no _____

This application was received by the Zoning Administrator and/or Planning Commission Secretary on _____, 20____. It has been checked and found to be accompanied by the required information.

Administrator and/or PC Secretary

Cc: Applicant