

Application for the Vacation of  
Public Right of Way or Easement  
City of Lawrence, Kansas

RECEIVED

OCT 13 2017

PUBLIC WORKS

Date Application Submitted: 10-13-17

Procedures for Vacation Application:

1. Complete Vacation Application Form, **including legal description.**
2. Provide ownership list from Douglas County Clerk's Office for property owners within 200 feet of proposed vacation.
3. For vacation requests that are not initiated by City staff or the City Commission, please provide a check made payable to "City of Lawrence, Kansas" in the amount of \$200.00. This check should accompany the completed application, and is non-refundable. The application fee covers staff work and publication costs for the notices.

**Section 1. Property Owner Information.** Provide information on property owner(s) adjoining proposed vacation requesting the vacation:

Name of Property Owner(s): Larry Wedman  
Address of Property Owner: 238 Landon Court  
Lawrence, KS 66049  
Telephone Number: 785-331-9547

If the owner is represented by a third party (engineer, architect, attorney) who will serve as the applicant's representative, provide contact information:

**Section 2. Background Information.**

- A) Describe the **legal description** of the proposed vacation. What is proposed to be vacated? (e.g. Right-of-way, utility easement, drainage easement).

Pedestrian Easement Designation of Tract "A" (U/E and D/E Designations Unchanged) of Landon Court Addition

Note: During the development approval process the pedestrian easement/sidewalk to Wakarusa Dr. was provided at the end of Landon Court in lieu of the sidewalk in Tract "A" due to feasibility of construction and other issues. The pedestrian easement designation on Tract "A" remained in error.

- B) Describe the purpose or reason for seeking the proposed vacation:

During the development approval process the sidewalk connection to Wakarusa Drive was provided at the end of Landon Court in lieu of the sidewalk in Tract "A" due to feasibility of construction and other issues.

Allowing a sidewalk to be constructed in Tract "A" would create risk of public safety and liability to the City.

Construction of a sidewalk within Tract "A" is inappropriate, would be very expensive, create opportunity for inappropriate activities in a secluded environment and is not desired by any abutting homeowners.

- C) Attach a copy of the plat of record of the property, indicating the location of the proposed vacation.

- D) Attach a copy of the **legal description** for the portion of the easement or right-of-way which is to be vacated.

**Section 3. City Staff Review. The following items will be reviewed by City staff in the Public Works, Utilities and Planning Departments, as applicable.**

**A)** Will the proposed vacation impair access to a public street by any adjoining property owners? Yes or No, explain:

Existing property owner access to public street right-of-way is not reduced with this proposed Pedestrian Easement vacation. This tract of land does not directly abut any public street right-of-way or impair access to any adjoining property owners to a public street.

**B)** Are utilities currently located in the easement or right-of-way?

Water	Yes or <u>No</u>
Sanitary Sewer	<u>Yes</u> or No
Stormsewer	<u>Yes</u> or No
Gas	Yes or <u>No</u>
Electric	Yes or <u>No</u>
Telephone	Yes or <u>No</u>
Cable	Yes or <u>No</u>

**C)** Will the proposed vacation impair the ability of utilities to deliver services to the adjoining property and surrounding area?

The entire tract of land is designated as a Utility Easement. No changes to the Utility Easement designation is proposed with this vacation.

**D)** Should the vacation reserve any City rights?

Utility and Drainage Easement rights should be reserved to the City as currently described in the plat dedication.

**E)** City staff recommendation for the proposed vacation:

Public Works	_____
Planning	_____
Utilities	_____

**Section 4. After City staff approval, the property owner must execute a Petition for Vacation which will be prepared by City staff. Once a petition has been received, notice of the hearing on vacation will be published. The City Commission will consider the proposed vacation at the hearing, and if appropriate, authorize the Mayor to execute the Order of Vacation which vacates the easement or right-of-way.**

Legal Description of proposed easement vacation:

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Pedestrian easement within Tract "A" of Landon Court Addition.





**JAMIE SHEW**  
**DOUGLAS COUNTY CLERK**  
1100 Massachusetts  
Lawrence, KS 66044

**Marni Penrod**-Chief Deputy Clerk  
**Heather Dill**-Deputy Clerk Elections

October 24, 2017

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 200 FT OF WEDMAN TRACT  
(U13959-053A). 10/24/2017. REQUESTED BY DAVID HAMBY OF BG CONSULTANTS.

JOHN R. NICHOLS  
DOUGLAS COUNTY CLERK'S OFFICE  
1100 MASSACHUSETTS ST  
LAWRENCE, KS 66044

785-832-5147

[jnichols@douglas-county.com](mailto:jnichols@douglas-county.com)

Douglas County Real Estate Division  
County Clerk's Office. I do hereby certify  
the Property Ownership listed hereto, to be  
true and accurate.

POL WITHIN 200 FT OF WEDMAN TRACT (U13959-053A)



JOINPIN	SYSCALACRES	owner1	owner2	owner3	address	city	state	zip	plate	PID	Quickrefid	situs
068-28-0-20-01-009-00-0	0.53084947	PIPER CHRIS E			126 EARHART CIR	LAWRENCE KS	66049	U13959-009	023-068-28-0-20-01-009-00-0	R9747	126 EARHART CIR	
068-28-0-20-01-011-00-0	0.52552974	SHAH HINA			130 EARHART CIR	LAWRENCE KS	66049	U13959-011	023-068-28-0-20-01-011-00-0	R9749	130 EARHART CIR	
068-28-0-20-01-014-00-0	0.39326594	TRUMMEL KEVIN			3405 STONE POST CT	LAWRENCE KS	66049	U13959-013	023-068-28-0-20-01-014-00-0	R9752	210 LANDON CT	
068-28-0-20-01-040-00-0	0.32059838	MEIDINGER BARBARA A TRUSTEE			204 EARHART CIR	LAWRENCE KS	66049	U13959-038	023-068-28-0-20-01-040-00-0	R9778	204 EARHART CIR	
068-28-0-20-01-015-00-0	0.27857129	KINGSLEY BRIAN P	KINGSLEY ASHLEY S		214 LANDON CT	LAWRENCE KS	66049	U13959-014	023-068-28-0-20-01-015-00-0	R9753	214 LANDON CT	
068-28-0-20-01-039-00-0	0.34578485	PHILLIPS RICHARD	HUNDLEY RACHEL		225 LANDON CT	LAWRENCE KS	66049	U13959-037	023-068-28-0-20-01-039-00-0	R9777	217 LANDON CT	
068-28-0-20-01-016-00-0	0.26953304	SCOTT ROB W	SCOTT CAITLIN M		218 LANDON CT	LAWRENCE KS	66049	U13959-017	023-068-28-0-20-01-016-00-0	R9754	218 LANDON CT	
068-28-0-20-01-038-00-0	0.31952118	PHILLIPS RICHARD R	HUNDLEY RACHEL A		225 LANDON CT	LAWRENCE KS	66049	U13959-036	023-068-28-0-20-01-038-00-0	R9776	225 LANDON CT	
068-28-0-20-01-017-00-0	0.33357096	MOORE EVERETT A	MOORE LESLIE P		222 LANDON CT	LAWRENCE KS	66049	U13959-016	023-068-28-0-20-01-017-00-0	R9755	222 LANDON CT	
068-28-0-20-01-018-00-0	0.29827049	MENDELSON MARK A	MENDELSON SUSAN A		226 LANDON CT	LAWRENCE KS	66049	U13959-017	023-068-28-0-20-01-018-00-0	R9756	226 LANDON CT	
068-28-0-20-01-020-00-0	0.30767905	GILLILAND MASON R	GILLILAND AMY G		230 LANDON CT	LAWRENCE KS	66049	U13959-019	023-068-28-0-20-01-020-00-0	R9758	230 LANDON CT	
068-28-0-20-01-021-00-0	0.30621216	SEELYE PATRICK K	SEELYE TAMMY A		238 LANDON CT	LAWRENCE KS	66049	U13959-020	023-068-28-0-20-01-021-00-0	R9759	238 LANDON CT	
068-28-0-20-01-032-00-0	0.26321115	WEDMAN CONST INC	WEDMAN ANNE C		246 LANDON CT	LAWRENCE KS	66049	U13959-025	023-068-28-0-20-01-032-00-0	R9770	246 LANDON CT	
068-28-0-20-01-026-00-0	0.36824526	WEDMAN MICHAEL L			110 MCDONALD DR	LAWRENCE KS	66044	U13960	023-068-28-0-00-00-007-01-0	R9581	400 WAKARUSA DR	
068-28-0-00-00-007-01-0	17.58440885	UNIFIED SCHOOL DIST #497			3220 CLINTON PKWY CT STE 220	LAWRENCE KS	66047	U13959-054	023-068-28-0-20-01-030-00-0	R9768	200 BLK LANDON CT	
068-28-0-20-01-030-00-0	0.38948149	WESTWOOD HOA INC			242 LANDON CT	LAWRENCE KS	66049	U13959-023	023-068-28-0-20-01-024-00-0	R9762	242 LANDON CT	
068-28-0-20-01-024-00-0	0.31616757	WALLER LUCAS	WALLER KEELY		238 LANDON CT	LAWRENCE KS	66049	U13959-022	023-068-28-0-20-01-023-00-0	R9761	238 LANDON CT	
068-28-0-20-01-023-00-0	0.29821978	WEDMAN LARRY L	WEDMAN LINDA J		238 LANDON CT	LAWRENCE KS	66049	U13959-021	023-068-28-0-20-01-031-00-0	R9769	249 LANDON CT	
068-28-0-20-01-031-00-0	0.2902291	WEDMAN CONST INC			238 LANDON CT	LAWRENCE KS	66049	U13959-029	023-068-28-0-20-01-031-00-0	R9767	253 LANDON CT	
068-28-0-20-01-029-00-0	0.48692505	WEDMAN CONST INC			238 LANDON CT	LAWRENCE KS	66049	U13959-028	023-068-28-0-20-01-029-00-0	R9774	229 LANDON CT	
068-28-0-20-01-036-00-0	0.30987772	WEDMAN CONST INC			238 LANDON CT	LAWRENCE KS	66049	U13959-034	023-068-28-0-20-01-036-00-0	R9772	233 LANDON CT	
068-28-0-20-01-035-00-0	0.25342287	KETCHER MICHAEL A	MILLER LESLIE M		237 LANDON CT	LAWRENCE KS	66049	U13959-033	023-068-28-0-20-01-035-00-0	R9772	237 LANDON CT	
068-28-0-20-01-034-00-0	0.24534777	KETCHER MICHAEL A	MILLER LESLIE M		4665 BAUER BROOK CT	LAWRENCE KS	66049	U13959-032	023-068-28-0-20-01-034-00-0	R9562	4665 Bauer Brook CT	
068-28-0-00-00-001-08-0	25.466929533	RANEY THOMAS M	RANEY ANN M		4665 BAUER BROOK CT	LAWRENCE KS	66049	U13958E	023-068-28-0-00-00-001-08-0	R9563	4450 BAUER FARM DR	
068-28-0-00-00-001-09-0	18.55410977	RANEY THOMAS M	RANEY ANN M		4665 BAUER BROOK CT	LAWRENCE KS	66049	U13958I	023-068-28-0-00-00-001-09-0	R330055	200 BLK LANDON CT	
068-28-0-40-03-001-00-0	55.0738967	UNIFIED SCHOOL DIST #497			110 MCDONALD DR	LAWRENCE KS	66044	U13978	023-068-28-0-40-09-001-00-0	R9995	4450 BAUER FARM DR	
068-28-0-20-01-055-00-0	3.23962842	WEDMAN CONST INC			238 LANDON CT	LAWRENCE KS	66049	U13959-053A	023-068-28-0-20-01-055-00-0	R9751	254 LANDON CT	
068-28-0-20-01-013-00-0	1.08480156	WEDMAN CONST INC			238 LANDON CT	LAWRENCE KS	66049	U13959-053	023-068-28-0-20-01-013-00-0	R9766	250 LANDON CT	
068-28-0-20-01-028-00-0	0.47293174	WEDMAN CONST INC			238 LANDON CT	LAWRENCE KS	66049	U13959-027	023-068-28-0-20-01-028-00-0	R9765	250 LANDON CT	
068-28-0-20-01-027-00-0	0.38825784	FRIEDEN ABE	FRIEDEN RILEY		250 LANDON CT	LAWRENCE KS	66049	U13959-026	023-068-28-0-20-01-027-00-0	R336366	204 LANDON CT	
068-28-0-20-01-011-01-0	0.47756219	TOURILLOTT JUSTIN A	TOURILLOTT VANESSA		5006 INGE CT	LAWRENCE KS	66049	U13959-011A	023-068-28-0-20-01-011-01-0			

Name: Chris Piper

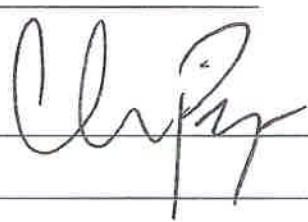
Address: 126 Earhart Circle  
Lawrence, KS 66049

Date: 4.2.17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional  
Comments: \_\_\_\_\_  
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Signature:   
Signature: \_\_\_\_\_

Name: Alap Shah

Address: 130 Earhart Circle  
Lawrence, KS 66049

Date: 4/29/17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

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Comments: \_\_\_\_\_  
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Signature:  4/29/17

Signature: \_\_\_\_\_

Name: Kevin Trummel

Address: 210 Landon

Date: 4.19.17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments:

WE DO NOT WANT PEOPLE WALKING THROUGH THE BACKYARD  
FOR SECURITY REASONS.

Signature: 

Signature: Kevin Trummel

Name: Richard Pluth

Address: 225 Landon Ct.

Date: 4/20/17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional  
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Signature: 

Signature: \_\_\_\_\_

Name: Rob & Caitlin Scott

Address: 218 Landon Ct.

Lawrence, KS 66049

Date: 4/1/2017

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments: The Scott household feels the Westwood Hills neighborhood has plenty of sidewalks available and there is no need for Tract "A" in the neighborhood. The sidewalk at the end of ~~the~~ Landon Ct. allows for plenty of access to Wakarusa Drive and for exercise in a "loop" manner.

Signature: 

Signature: Caitlin Scott

Name: Allen + Paige Moore

Address: 222 Landon Ct.  
Lawrence, KS 66049

Date: March 17, 2017

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments: Those of us who back to the adjacent property owners land have a very tenuous relationship with said property owner. The pedestrian easement could encourage young adults and strangers who are not aware of the strained relationship to explore the creek and surrounding land which would make the relationship between this subdivision and the adjacent property owner unmanageable.

We currently have an over abundance of trash that collects in the stream and surrounding land from the Walmart run off and the high school. The walkway would encourage pedestrian traffic and cause additional trash to collect in the area.

Also, the green space behind our house is currently large enough to encourage area wildlife to make an occasional appearance. The addition of pedestrian traffic would jeopardize their native habitats and cause undue harm.

Signature: 

Signature: Paige Moore

Name: Brian and Ashley Kingsley

Address: 214 Landon Court  
Lawrence, KS 66049

Date: 10/12/17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional  
Comments:

- 1) The "access" for this pedestrian easement does not access adjacent property.
- 2) Concerned about safety/security.
- 3) Concerned about providing access for high schoolers to enter a secluded unsupervised environment.
- 4) Would like to see the native habitat preserved.
- 5) Our last residence had a pedestrian path in the rear yard. Lawrence police department was patrolling the easement/path in squad cars to discourage an out break of break-ins to homes along the trail through rear doors. This pedestrian easement is not wide enough to patrol!

Signature: 

Signature: 

Name: Mark Mendelsohn  
Address: 226 Landon Ct  
Lawrence, KS 66049  
Date: 4/3/17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional  
Comments:

We assume this does not change  
ownership of the lot / tract in any way.

Dead trees behind our lot are the  
responsibility of Larry Wedeman. (S) (S)

Signature: Mark Mendelsohn

Signature: Julie Mendelsohn

4-3-17



Name: PATRICK & TAMMY SEELYE

Address: 234 LONDON COURT  
LAWRENCE, KS 66049

Date: 4-10-17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments:

A sidewalk would disrupt a thriving natural ecosystem that is presently undisturbed.

There is a potential for several dangers including dead overhead limbs, thriving, poisonous snake population and potential ~~access~~ human access to create dangerous situations that presently are limited due to no access to the wooded area.

Privacy currently exist and security is enhanced currently with no sidewalk in the woods. This would be adversely affected with a sidewalk.

The current sidewalk currently in the front of homes offers plenty of traffic/access and already exists.

Signature: 

Signature: 

Name: Larry and Linda Wedman

Address: 238 Landon Ct.  
Lawrence, KS. 66049

Date: March 12, 2017

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments: As a homeowner whose property borders the above mentioned grounds, we are opposed to a pedestrian walkway. It is a wooded area where we view and enjoy all varieties of wildlife. It would also be an area that would "hide" persons and give them access and views into all of our backyards and windows. It would be right next to the public land of Engle State High School and would be too easily accessible to the students there. That brings up a liability issue as well. We have already had to speak to kids from the school once when once about trespassing. Thank you.

Signature: Larry Wedman

Signature: Linda Wedman

Name: Mike Wedman

Address: 246 London Ct.

Date: 3/12/17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments: Due primarily to the needed terrain changes  
that would need to be made to achieve said pedestrian  
walking path, I am in support of the proposed  
easement vacation.

Signature: 

Signature: \_\_\_\_\_

Name: Luke Walter

Address: 242 Landon Ct

Date: 3/18/17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments: Full support for this. There is no need  
for additional sidewalk

Signature: 

Signature: 

Name: Abe + Riley Frieden

Address: 250 Landon Ct.  
Lawrence, KS 66049

Date: 4-3-17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments: As property owners on Landon Ct. we enjoy our view that backs up to the protected nature preserve that Lawrence has provided. We fear, that the addition of a walking path would be a detriment to the natural habitat and cause harm to this environment. With the existing sidewalk access connecting Landon Ct to Wakarusa we feel the need for additional sidewalks is frivolous and an additional expense ~~that~~ for the HOA that is unnecessary. Lastly we would have to evaluate if this walking path would negatively affect the resale of our home and would force us to consider listing our home for sale in the near future.

Signature: Abe Frieden

Signature: Riley Frieden

Name: Vanessa & Justin Tourkhillott

Address: 204 Landon ct

Date: 3/21/17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional  
Comments:

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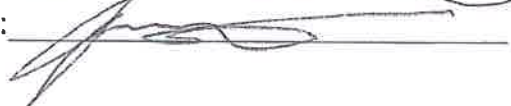
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Signature: 

Signature: 

785.749.7340

Name: Thomas Raney  
 Address: 4665 Banner Brookct  
Lanance 66849  
 Date: 8.12.17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments: I own the property which directly abuts a large portion of the proposed trail. I can say unequivocally that this idea is not only bad, but would be a disaster for the neighborhood!  
I have been on my property which abuts LITS to the North and found multiple condoms, drug paraphernalia, and many liquor bottles. Imagine having direct access to the woods and backyards for hundreds of teenagers. It would be an unbelievable safety and security issue! There are plenty of trails that don't go through backyards! There are ideas, bad ideas, and REALLY bad ideas. This is definitely the latter!!

Tom Raney

Signature: 

Signature: \_\_\_\_\_

Name: Larry Woolman / Woolman Court

Address: 238 Landon Court

Date: 4-29-17

As property owner within the notification boundary we are in support of the application for pedestrian easement vacation on Tract "A" of Landon Court Addition.

We understand that the sidewalk connection provided to Wakarusa Drive at the end of Landon Court was provided and constructed in lieu of the sidewalk in tract "A". This vacation will correct the plat to avoid confusion in the future.

Additional

Comments: Woolman Court owns eight properties on Landon Ct. as the developer of this neighborhood & agreed to pay for a sidewalk easement at the end of Landon Ct up to Wakarusa Drive, thereby completing a walk loop thru the neighborhood. I strongly support the vacation of the pedestrian easement on tract "A" because everyone who is within the notification has also signed this petition. It would be very difficult to build & maintain a walking trail on tract A, due to the terrain.

Signature: Larry Woolman

Signature: \_\_\_\_\_