

City of Lawrence

CITY MANAGER'S OFFICE

DAVID L. CORLISS
CITY MANAGER

City Offices
PO Box 708 66044-0708
www.lawrenceks.org

6 East 6th St
785-832-3000
FAX 785-832-3405

CITY COMMISSION

MAYOR
SUE HACK

COMMISSIONERS
MICHAEL H. DEVER
ROBERT CHESTNUT
DENNIS "BOOG" HIGHERBERGER
MIKE AMYX

January 24, 2008

Patrick & Lisa Scott
1068 N 1665 Rd.
Lawrence, KS 66049

Dear Property Owner,

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES BLOCK 1, LOT 2B, DOUGLAS COUNTY PLATE NO.
800190C

which records indicate is in your ownership.

The Bauer Brook Estates plat was recorded on July 9, 1999. The plat, required that all of the properties be connected to the City's sanitary sewer system by July 9, 2006. In discussions with a number of Bauer Brook Estates property owners, the City has indicated that we believe the public interest is best served if the properties are annexed into the City, the properties have the availability of City sanitary sewer service, but that the properties only be required to immediately connect to the City sanitary sewer service if the property is not currently served by a functioning septic system. In other words, only newly developed lots or lots with a failed septic system would be required to connect to the City's sanitary sewer service. At the time of connection to City water and sanitary sewer services, property owners will be responsible for all applicable charges pursuant to Ch. 19 of the City Code and the City's Development Policy.

The next step is to annex your property into the City's boundaries. After the annexation is completed, the City plans to establish a special assessment benefit district which will include your property. The benefit district will pay its proportionate share of the costs of new public waterlines and the design and construction of future sanitary sewer lines. The waterline improvements will include the installation of necessary fire hydrants to serve the property. The sanitary sewer improvements will provide the necessary infrastructure for property that does not currently have a septic system and needs City sanitary sewer service; and properties which have an operating septic system, and do not require immediate hook-up to the sewer system, but will need such installation upon the failure of their septic system. It is not the plan of the City to require sanitary sewer



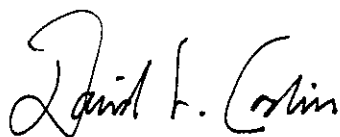
system connections for properties which are currently served by a septic system which is operating appropriately, instead, the City will only require a sanitary sewer connection upon a public health requirement because of a failed septic system.

After the annexation, the City Commission will initiate the rezoning of the property to the RS40 zoning category under the City's zoning regulations. This will then be heard by the Lawrence-Douglas County Metropolitan Planning Commission at a public hearing for consideration and their recommendation.

As part of the annexation process, the City will allow for certain animals not allowed within City limits under Ch. 3 of the City Code. The property owner needs to identify the number and type of animals which are desired to be exempted from the City's animal control code which prohibits these types of animals (e.g. horses, etc.). However, it should be noted that per the restrictive covenants of the Bauer Brook Estates recorded at Book 651, Page 874 with the Douglas County Register of Deeds, livestock and poultry are prohibited on tracts less than 20 acres. If you need to register any animals that will be annexed, please contact me at 832-3403 for additional information. City Commission consideration of the annexation is planned for the February 19, 2008 agenda. Upon annexation, you will be notified and provided with information concerning City services.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, reading "David L. Corliss". The signature is written in a cursive, flowing style.

David L. Corliss
City Manager

cc: Mayor Hack and City Commissioners
Scott McCullough, Director of Planning & Development Services
Toni Ramirez Wheeler, Director of Legal Services
Scott Wagner, Management Analyst



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MIKE AMYX

January 24, 2008

Jeff and Jill Goldman
5112 Kingsmill Rd.
Lawrence, KS 66047

Dear Property Owner,

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES NO 2, BLOCK 1, LOT 1, DOUGLAS COUNTY PLATE NO. 800190H

which records indicate is in your ownership.

The Bauer Brook Estates plat was recorded on July 9, 1999. The plat, required that all of the properties be connected to the City's sanitary sewer system by July 9, 2006. In discussions with a number of Bauer Brook Estates property owners, the City has indicated that we believe the public interest is best served if the properties are annexed into the City, the properties have the availability of City sanitary sewer service, but that the properties only be required to immediately connect to the City sanitary sewer service if the property is not currently served by a functioning septic system. In other words, only newly developed lots or lots with a failed septic system would be required to connect to the City's sanitary sewer service. At the time of connection to City water and sanitary sewer services, property owners will be responsible for all applicable charges pursuant to Ch. 19 of the City Code and the City's Development Policy.

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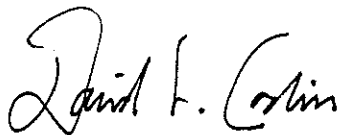
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David L. Corliss
City Manager

cc: Mayor Hack and City Commissioners
Scott McCullough, Director of Planning & Development Services
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Scott Wagner, Management Analyst



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DENNIS "BOOG" HIGHBERGER
MIKE AMYX

January 24, 2008

Lawrence & Carrie Sinks
4216 Nicklaus Drive
Lawrence, KS 66047

Dear Property Owner,

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES NO 3, BLOCK 1, LOT 1, DOUGLAS COUNTY PLATE NO. 800190HA

which records indicate is in your ownership.

The Bauer Brook Estates plat was recorded on July 9, 1999. The plat, required that all of the properties be connected to the City's sanitary sewer system by July 9, 2006. In discussions with a number of Bauer Brook Estates property owners, the City has indicated that we believe the public interest is best served if the properties are annexed into the City, the properties have the availability of City sanitary sewer service, but that the properties only be required to immediately connect to the City sanitary sewer service if the property is not currently served by a functioning septic system. In other words, only newly developed lots or lots with a failed septic system would be required to connect to the City's sanitary sewer service. At the time of connection to City water and sanitary sewer services, property owners will be responsible for all applicable charges pursuant to Ch. 19 of the City Code and the City's Development Policy.

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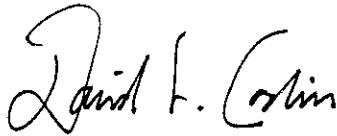
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Sincerely,

A handwritten signature in black ink, reading "David L. Corliss". The signature is fluid and cursive, with the first name "David" being the most prominent part.

David L. Corliss
City Manager

cc: Mayor Hack and City Commissioners
Scott McCullough, Director of Planning & Development Services
Toni Ramirez Wheeler, Director of Legal Services
Scott Wagner, Management Analyst



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DENNIS "BOOG" HIGHBERGER
MIKE AMYX

January 24, 2008

David and Kathleen Freeman
4508 Lili Drive
Lawrence, KS 66049

Dear Property Owner,

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES NO 5, BLOCK 1, LOT 2, A REPLAT OF BLOCK 1, LOT 6
AND TRACT B, BAUER BROOK ESTATES BLOCK 1, LOT 2, DOUGLAS COUNTY
PLATE NO. 800190GA

which records indicate is in your ownership.

The Bauer Brook Estates plat was recorded on July 9, 1999. The plat, required that all of the properties be connected to the City's sanitary sewer system by July 9, 2006. In discussions with a number of Bauer Brook Estates property owners, the City has indicated that we believe the public interest is best served if the properties are annexed into the City, the properties have the availability of City sanitary sewer service, but that the properties only be required to immediately connect to the City sanitary sewer service if the property is not currently served by a functioning septic system. In other words, only newly developed lots or lots with a failed septic system would be required to connect to the City's sanitary sewer service. At the time of connection to City water and sanitary sewer services, property owners will be responsible for all applicable charges pursuant to Ch. 19 of the City Code and the City's Development Policy.

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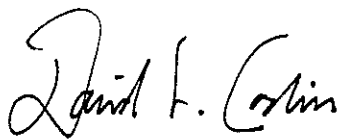
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David L. Corliss
City Manager

cc: Mayor Hack and City Commissioners
Scott McCullough, Director of Planning & Development Services
Toni Ramirez Wheeler, Director of Legal Services
Scott Wagner, Management Analyst



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DENNIS "BOOG" HIGHBERGER
MIKE AMYX

January 24, 2008

Bradford & Linda Sanders
4729 Holly St.
Bellaire, TX 77401

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AND TRACT B, BAUER BROOK ESTATES, DOUGLAS COUNTY PLATE NO.
800190G

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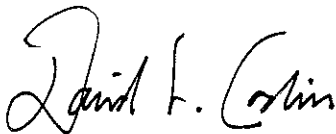
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David L. Corliss
City Manager

cc: Mayor Hack and City Commissioners
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DENNIS "BOOG" HIGHBERGER
MIKE AMYX

January 24, 2008

North Folks 160, LLC
c/o First Management
P.O. Box 1797
Lawrence, KS 66044

Dear Property Owner,

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES BLOCK 1, LOT 3 A, DOUGLAS COUNTY PLATE NO.
800190I

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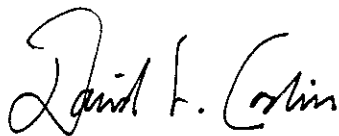
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MIKE AMYX

January 24, 2008

Roger & Linda Morningstar
1067 N 1665 Rd
Lawrence, KS 66049

Dear Property Owner,

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES BLOCK 1, LOT 5 A, DOUGLAS COUNTY PLATE NO.
800190F

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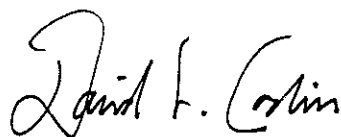
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David L. Corliss
City Manager

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DENNIS "BOOG" HIGHBERGER
MIKE AMYX

January 24, 2008

Gale & Jill Bogard
1069 N 1665 Rd
Lawrence, KS 66049

Dear Property Owner,

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES LOT 5B AS SHOWN BY THE LOT SPLIT OF LOT 5,
BLOCK 1, DOUGLAS COUNTY PLATE NO. 800190FA

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The next step is to annex your property into the City's boundaries. After the annexation is completed, the City plans to establish a special assessment benefit district which will include your property. The benefit district will pay its proportionate share of the costs of new public waterlines and the design and construction of future sanitary sewer lines. The waterline improvements will include the installation of necessary fire hydrants to serve the property. The sanitary sewer improvements will provide the necessary infrastructure for property that does not currently have a septic system and needs City sanitary sewer service; and properties which have an operating septic system, and do not require immediate hook-up to the sewer system, but will need such installation upon the failure of their septic system. It is not the plan of the City to require sanitary sewer



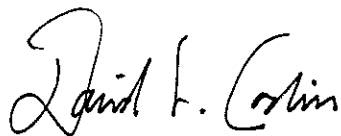
system connections for properties which are currently served by a septic system which is operating appropriately, instead, the City will only require a sanitary sewer connection upon a public health requirement because of a failed septic system.

After the annexation, the City Commission will initiate the rezoning of the property to the RS40 zoning category under the City's zoning regulations. This will then be heard by the Lawrence-Douglas County Metropolitan Planning Commission at a public hearing for consideration and their recommendation.

As part of the annexation process, the City will allow for certain animals not allowed within City limits under Ch. 3 of the City Code. The property owner needs to identify the number and type of animals which are desired to be exempted from the City's animal control code which prohibits these types of animals (e.g. horses, etc.). However, it should be noted that per the restrictive covenants of the Bauer Brook Estates recorded at Book 651, Page 874 with the Douglas County Register of Deeds, livestock and poultry are prohibited on tracts less than 20 acres. If you need to register any animals that will be annexed, please contact me at 832-3403 for additional information. City Commission consideration of the annexation is planned for the February 19, 2008 agenda. Upon annexation, you will be notified and provided with information concerning City services.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, reading "David L. Corliss". The signature is written in a cursive, flowing style.

David L. Corliss
City Manager

cc: Mayor Hack and City Commissioners
Scott McCullough, Director of Planning & Development Services
Toni Ramirez Wheeler, Director of Legal Services
Scott Wagner, Management Analyst



City of Lawrence

CITY MANAGER'S OFFICE

DAVID L. CORLISS
CITY MANAGER

City Offices
PO Box 708 66044-0708
www.lawrenceks.org

6 East 6th St
785-832-3000
FAX 785-832-3405

CITY COMMISSION

MAYOR
SUE HACK

COMMISSIONERS
MICHAEL H. DEVER
ROBERT CHESTNUT
DENNIS "BOOG" HIGHBERGER
MIKE AMYX

January 24, 2008

John & Klee Zaricky
1049 N 1665 Rd
Lawrence, KS 66049

Dear Property Owner,

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES NO 4, A REPLAT OF BLOCK 1 LT 4 BAUER BROOK ESTATES BLOCK 1, LOT 1A, DOUGLAS COUNTY PLATE NO. 800190E

BAUER BROOK ESTATES NO 4, A REPLAT OF BLOCK 1 LT 4, BAUER BROOK ESTATES BLOCK 1, LOT 1B, DOUGLAS COUNTY PLATE NO. 800190EA

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We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community

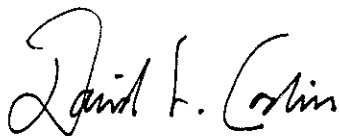
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David L. Corliss
City Manager

cc: Mayor Hack and City Commissioners
Scott McCullough, Director of Planning & Development Services
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Scott Wagner, Management Analyst



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ROBERT CHESTNUT
DENNIS "BOOG" HIGHBERGER
MIKE AMYX

January 24, 2008

Scott & Melinda Pollard
10389 Windemere
Carmel, IN 46032

Dear Property Owner:

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES BLK 1 LT 1

which records indicate is in your ownership.

The Bauer Brook Estates plat was recorded on July 9, 1999. The plat, required that all of the properties be connected to the City's sanitary sewer system by July 9, 2006. In discussions with a number of Bauer Brook Estates property owners, the City has indicated that we believe the public interest is best served if the properties are annexed into the City, the properties have the availability of City sanitary sewer service, but that the properties only be required to immediately connect to the City sanitary sewer service if the property is not currently served by a functioning septic system. In other words, only newly developed lots or lots with a failed septic system would be required to connect to the City's sanitary sewer service. At the time of connection to City water and sanitary sewer services, property owners will be responsible for all applicable charges pursuant to Ch. 19 of the City Code and the City's Development Policy.

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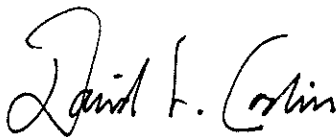
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A handwritten signature in black ink that reads "David L. Corliss". The signature is written in a cursive style with a large, stylized "D" and "C".

David L. Corliss
City Manager

cc: Mayor Hack and City Commissioners
Scott McCullough, Director of Planning & Development Services
Toni Ramirez Wheeler, Director of Legal Services
Scott Wagner, Management Analyst



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ROBERT CHESTNUT
DENNIS "BOOG" HIGHBERGER
MIKE AMYX

January 24, 2008

Doug & Lara Compton
c/o First Management
P.O. Box 1797
Lawrence, KS 66044

Dear Doug & Lara,

This letter is to advise you on the City of Lawrence's plans for the annexation and public improvements of the following described property:

BAUER BROOK ESTATES BLK 1 LT 3A
BAUER BROOK ESTATES BLK 1 LT 2A
BAUER BROOK ESTATES BLK 1 LT 3B

which records indicate is in your ownership.

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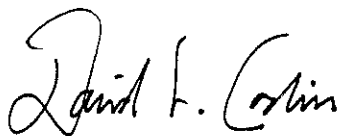
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