

DR 77-17 - Special Permit for Expansion of Use for National By-Product, Inc. as permitted by the Board of City Commission (Section 28.04.130-10) Generally located at side of Mosley, in

DR 77-17

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Approved sub to condition 8-4-77*

B.C.C./B. ~~C.C.~~ *Approved sub 8-16-77
to condition*

DR 77-17 - Special Permit for Ex-
panation of Use for National By-
Product, Inc; as permitted by the
Board of City Commission (Sec-
tion 28.04.130-10) Generally loca-
t side of Mosley, In

Map No. 5549
 Sec. 9
 Twp. 27
 Range 1E

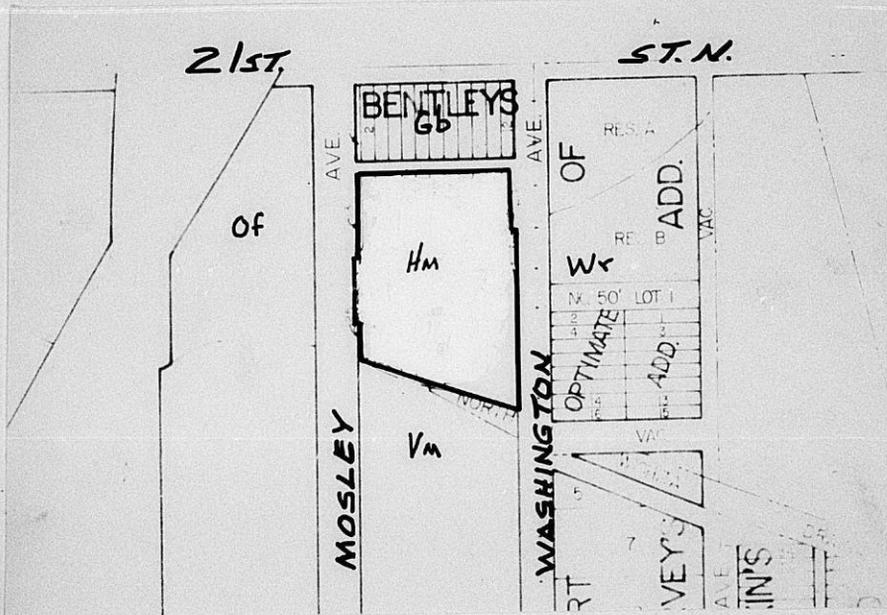
~~DR~~ DR 77-17
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

Acres: 2.44 (280 ^{irregular} ft. by 330 ft.)
 Adjoining Zoning: E "F" S "F" W "F" N "F"
 Land Use: East Railroad + scrap processing South drainage + vacant mangf.
 West Office + parking North Veterarian supply
 Sketch Plan Land Use is for: _____
 Present Land Use if for: National By-Products Inc.
 Area (is) (~~is now~~) platted.

PHOTO DATA:

Taken by _____ Date _____ Time DR 77-17



August 17, 1977

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

DR 77-17 - Special Permit for National By-Products, Inc.
To remodel and expand facilities for dead animal processing,
including fat rendering.

The Board of City Commission at its regular meeting on August 16, 1977, considered the above captioned Special Permit Request, legally described as Lot 1, National By-Products Addition, Sedgwick County, Kansas. The action of the City Commissioners was to approve the request subject to the following conditions:

1. As indicated in the plans, all process and storage vents (referred to as high intensity sources) shall be controlled through a three-stage wet scrubber system of such capacity that negative air pressure is maintained within the collection duct work.
2. As indicated in the plans, area odor sources within the building shall be controlled with a wet scrubber system of such capacity that negative air pressure is maintained within the processing area.
3. That the odor controls shall remain in substantial accordance with these plans and that any major revision be approved by the Health Department.

The foregoing is provided for your information and files.
If you have any questions, please contact our office.

Jack H. Galbraith
Chief Planner

JHG:e1

cc: John Riddel - Plans Examination Center - Public Works

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE August 1, 1977



TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Dennis Bishop, CPO Administrative Aide

SUBJECT Case No. DR 77-17, 2050 North Mosley,
Lot 1

This is to inform you that CPO Council Area "J", which includes the forementioned location, makes no formal recommendation on the case. Due to meeting scheduling, the Council will not meet prior to the August 4, 1977, MAPC hearing of the case.

Dennis L Bishop
Dennis Bishop
CPO Administrative Aide

DB:nh

NOTED:

DF
David Furnas
CPO Coordinator

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 77-17

CONSIDERED BY MAPC: 8-4-77

REQUEST FOR: Special Permit (National By-Products, Inc.)

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

To remodel and expand facilities for dead animal processing, including fat rendering.

GENERAL LOCATION: East side of Mosley in an area south of
21st Street North

LEGAL DESCRIPTION: Lot 1, National By-Products Addition, Sedgwick
County, Kansas.

APPLICANT: National By-Products, Inc., 2050 N. Mosley Ave., 67214

COUNSEL FOR APPLICANT: Ragnar Benson, Inc., Engineers & Builders,
4744 W. Rice Street, Chicago, Illinois 60651

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: North, East, South and West, "F"

LAND USE: Existing, National By-Products, Inc., North, Veterinarian Supply;
East, Santa Fe Railroad tracks and scrap processing; South, drainage,
vacant manufacturing; West, parking and office for MPBXL

CPO RECOMMENDATION: None received

PLANNING COMMISSION RECOMMENDATION:

That this special permit application be approved subject to the conditions as noted on the attached excerpt from Planning Commission minutes of 8-4-77. Bayouth moved, Kamen seconded, and it carried unanimously. May and Taylor were absent.

ACTION 1. Approve the request subject to the conditions as recommended by the Metropolitan Area Planning Commission and authorize the issuance of a special permit.

2. Take such action as the Commission deems appropriate.

EXCERPT FROM MINUTES OF THE PLANNING COMMISSION 8-4-77

24. Case No. DR 77-17:- National By-Products, Inc. requests a special permit to allow alteration and additions to the existing plant at 2050 North Mosley on property legally described as Lot 1, National By-Products Addition, Sedgwick County, Kansas. Generally located on the east side of Mosley in an area south of 21st Street North.

GALBRAITH reviewed the following staff report:

Comments:

1. National By-Products, Inc., has requested City Commission approval for the location of a new plant and alterations to the existing plant at their present location on the east side of Mosley in an area south of 21st Street North. Although the property is currently zoned the "F" Heavy Industrial District, Section 28.04.130.A.7 provides that "no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the Board of Commissioners"; one of the uses covered by this statement is "garbage, offal, or dead animal incineration, reduction or dumping."
2. National By-Products collects fallen animals from farmers and feed lots in a 150 mile radius of Wichita, as well as collecting bones, fat, and offal from supermarkets, wholesale meat companies, locker plants, and packing houses. The carcasses are skinned and the hide cured, the remaining carcass and material ground up and then reduced in a steam cooker. The tallow, meat and bone meal are then separated and shipped. At the present time the cooking gases are condensed with barometric water condensers and non condensibles burned at 1400 degrees; however, the present system is outdated and has extremely unpleasant odors associated with it. The proposed new and remodeled plant will provide for a continuous enclosed process where all emissions are controlled through scrubbing devices and most if not all odors will be eliminated from the process. Many of the steps in processing which are now handled outside will be conducted entirely indoors once the new plant is in operation.
3. Subject property is located in the north end industrial district where numerous packing plants, scrap processing, and other heavy industrial type uses are located. The proposed plant addition would appear to be entirely in character with the surrounding land uses.
4. The Air Quality Control Section of the Wichita-Sedgwick Department of Community Health has met with the applicant's representatives and have reviewed and approved the plans for alteration and addition to the National By-Products plant. The Health Department has requested that the following be conditions of approval for the modifications:
 1. As indicated in the plans, all process and storage vents (referred to as high intensity sources) shall be controlled through a three-stage wet scrubber system of such capacity that negative air pressure is maintained within the collection duct work.
 2. As indicated in the plans, area odor sources within the building shall be controlled with a wet scrubber system of such capacity that negative air pressure is maintained within the processing area.
 3. That the odor controls shall remain in substantial accordance with these plans and that any major revision be approved by the Health Department.

5. A recommendation of approval by the Planning Commission should be subject to the three conditions listed above; or the request for special permit be considered denied and closed.

GALBRAITH asked the Commissioners to note Staff Comment #4 which outlined three conditions recommended by the Environmental Health Department. He stated that staff was not aware of any other problems, and that if the Commissioners recommended approval of this special permit it should be subject to the three conditions outlined by the Health Department. He further stated that applicant's attorney was present if the Commissioners desired to hear from him.

MOTION: That the Planning Commission recommend to the City Commission that this special permit application be approved subject to:

1. As indicated in the plans, all process and storage vents (referred to as high intensity sources) shall be controlled through a three-stage wet scrubber system of such capacity that negative air pressure is maintained within the collection duct work.
2. As indicated in the plans, area odor sources within the building shall be controlled with a wet scrubber system of such capacity that negative air pressure is maintained within the processing area.
3. That the odor controls shall remain in substantial accordance with these plans and that any major revision be approved by the Health Department.

Bayouth moved, Kamen seconded, and it carried unanimously. May and Taylor were absent.

August 5, 1977

Mr. Thomas D. Borniger
Attorney, Suite 830
First National Bank Building
Wichita, Kansas 67202

Re: Case No. DR 77-17
Special Permit in the
"F" Heavy Industrial Dis-
trict, located on the east
side of Mosley in an area
south of 21st Street North.

Dear Mr. Borniger:

At its regular meeting on August 4, 1977, the Metropolitan Area Planning Commission considered the above captioned case. The action of the Planning Commission was to recommend the approval of this request subject to the following conditions:

1. As indicated in the plans, all process and storage vents (referred to as high intensity sources) shall be controlled through a three-stage wet scrubber system of such capacity that negative air pressure is maintained within the collection duct work.
2. As indicated in the plans, area odor sources within the building shall be controlled with a wet scrubber system of such capacity that negative air pressure is maintained within the processing area.
3. That the odor controls shall remain in substantial accordance with these plans and that any major revision be approved by the Health Department.

This matter will be forwarded to the Board of City Commissioners for consideration at their meeting on August 16, 1977. This meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main. We would remind you that Planning items are considered after all other matters of business.

Mr. Thomas D. Borniger
Attorney, Suite 830
First National Bank Building

August 5, 1977

Page 2

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Mr. John Olson, Assistant Chief Mechanical Engineer
Ragnor Benson, Inc., 4744 West Rice Street, Chicago,
Illinois, 60651

Mr. Ralph Engstrom, Ragnor Benson, Inc., 4744 West Rice
Street, Chicago, Illinois 60651

Michael J. Everhart, Chief, Air Quality Control Section
Wichita-Sedgwick County Department of Community Health
1900 East Ninth, Wichita, Kansas 67214

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 3-4-77

Case No. DR 77-17	Request: Special Permit in the "F" Heavy Industrial District.
-------------------	---

Location: East side of Mosley in an area south of 21st Street North.

Reason: "Expansion and remodeling of existing plant."

Acres: 2.20	Size 290' x 380' (irregular)
-------------	------------------------------

	<u>Land Use</u>	<u>Zoning</u>
Existing North East	National By-Products, Inc. Veterinarian Supply Santa Fe Railroad tracks scrap processing	"F" "F"
South West	Drainage, vacant manufacturing Parking and Office for MPBXL	"F" "F"

Existing street rights-of-way are adequate.

Platted: Yes
Sidewalk: No
History: None

Comments:

1. National By-Products, Inc., has requested City Commission approval for the location of a new plant and alterations to the existing plant at their present location on the east side of Mosley in an area south of 21st Street North. Although the property is currently zoned the "F" Heavy Industrial District, Section 28.04.130.A.7 provides that "no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the Board of Commissioners" one of the uses covered by this statement is "garbage, offal, or dead animal incineration, reduction or dumping."

2. National By-Products collects fallen animals from farmers and feed lots in a 150 mile radius of Wichita, as well as collecting bones, fat, and offal from supermarkets, wholesale meat companies, locker plants, and packing houses. The carcasses are skinned and the hide cured, the remaining carcass and material ground up and then reduced in a steam cooker. The tallow, meat and bone meal are then separated

and shipped. At the present time the cooking gasses are condensed with barometric water condensers and non condensibles burned at 1400 degrees; however, the present system is outdated and has extremely unpleasant odors associated with it. The proposed new and remodeled plant will provide for a continuous enclosed process where all emissions are controlled through scrubbing devices and most if not all odors will be eliminated from the process. Many of the steps in processing which are now handled outside will be conducted entirely indoors once the new plant is in operation.

3. Subject property is located in the north end industrial district where numerous packing plants, scrap processing, and other heavy industrial type uses are located. The proposed plant addition would appear to be entirely in character with the surrounding land uses.
 4. The Air Quality Control Section of the Wichita-Sedgwick Department of Community Health has met with the applicant's representatives and have reviewed and approved the plans for alteration and addition to the National By-Products plant. The Health Department has requested that the following be conditions of approval for the modifications:
 1. As indicated in the plans, all process and storage vents (referred to as high intensity sources) shall be controlled through a three-stage wet scrubber system of such capacity that negative air pressure is maintained within the collection duct work.
 2. As indicated in the plans, area odor sources within the building shall be controlled with a wet scrubber system of such capacity that negative air pressure is maintained within the processing area.
 3. That the odor controls shall remain in substantial accordance with these plans and that any major revision be approved by the Health Department.
 5. A recommendation of approval by the Planning Commission should be subject to the three conditions listed above; or the request for special permit be considered denied and closed.
-

DR 77-17 - 12 "Notice to Adjoining Property Owners" mailed 7/28/77
for the MAPC meeting for 8/4/77

1 (including map) to CPO Office

—
13 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS:

July 28, 1977

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on August 4, 1977, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

DR 77-17 - National By-Products, Inc. requests a special permit to allow alteration and additions to the existing plant at 2050 North Mosley on property legally described as Lot 1, National By-Products Addition, Sedgwick County, Kansas.

The proposed new and remodeled plant will provide for a continuous enclosed process where all emissions are controlled through scrubbing devices and most, if not all, odors will be eliminated from the process. Many of the steps in processing which are now handled outside will be conducted entirely indoors should the new plant be approved and put into operation.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary



July 27, 1977

Jack Galbraith
Planning Department
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

The accompanying plans for the alteration and additions to the National By-Products plant at 2050 North Mosley have been reviewed for compliance with the applicable Kansas Air Pollution Emission Control Regulations. Based on this review and our meetings with the company representatives, the plans are approved with the following conditions:

1. As indicated in the plans, all process and storage vents (referred to as high intensity sources) shall be controlled through a three-stage wet scrubber system of such capacity that negative air pressure is maintained within the collection duct work.
2. As indicated in the plans, area odor sources within the building shall be controlled with a wet scrubber system of such capacity that negative air pressure is maintained within the processing area.
3. That the odor controls shall remain in substantial accordance with these plans and that any major revision be approved by this department.

Please contact me if you have any questions.

Sincerely,

Michael J. Everhart, Chief
Air Quality Control Section

cc: Ray Buergin, Kansas Department of Health and Environment
Jess Manor, National By-Products

Wichita-Sedgwick County Department of Community Health
1900 East Ninth Street--Wichita, Kansas 67214 (316)268-8201

Ragnar Benson Inc.

ENGINEERS AND BUILDERS

CHICAGO, ILLINOIS 60651

4744 WEST RICE STREET

AREA CODE 312 378-4200

July 22, 1977

To: Jack Galbraith- Chief Planner In Current Plans.

Dear Jack

Per your request, the following is a description of the operation at National By Products Inc. located at 2050 North Mosley, Wichita, Kansas.

Fallen animals are picked up from farmers and feed lots in a radius of 150 miles of Wichita, Kansas. They are conveyed in water tight steel truck bodies, which are approved and inspected by the State of Kansas Livestock Commissioner.

They also collect Bones, Fat, and Offal from Supermarkets, Wholesale Meat Companies, Locker Plants, and Packing Houses. The Bones, Fat, and Offal are also conveyed in water tight steel bodies, equipped with hydraulic dumping beds.

The animals are unloaded and placed on rails similar to a packing plant. The carcasses are skinned and the hide cured for shipment to hide companies. The skinned carcass is dropped into a large grinder which reduces the carcass into one inch particles.

The ground material is then screw conveyed into a Batch Cooker that holds approximately 8,000 pounds of raw material. The Cooker is steam jacketed for heat transfer and the contents then is dehydrated to remove approximately 50 % moisture. The same process is used in handling Bones, Fat, and Offal.

The fats are separated from the residue of the cooking operation by the use of a press. The Tallow is stored in large heat coiled tanks and then shipped in Railroad tank cars, and truck transports.

The Meat & Bone Meal is conveyed to a grinder or Hammermill, and stored in a large silo. The product then is shipped in 100 pound bags, and also in the bulk using trucks and boxcars.

At the present time cooking gases are condensed with barometric water condensers and non condensibles burned at 1400 degrees. All waste water enters a 50 foot skim basin before being released into the city sewer.

Ragnar Benson Inc.

ENGINEERS AND BUILDERS

CHICAGO, ILLINOIS 60651

4744 WEST RICE STREET

AREA CODE 312 378-4200

In the new plant all animals, bones, fat, and offal will arrive in the same manner as described before. From this point on the preparation and cooking will be in a new enclosed system.

The cooking gases will be processed through a Mallory cooling tower system. Using high intensity scrubbers the room air will also be removed by area scrubbers.

The waste water will be handled by an air floation system, which suspends and reclaims fats and solids prior to entering the city sewer.

Meat & Bone Meal loading will be handled inside the plant, compared to the present outside loading which will eliminate dust particles in the air.

A new lunch room, shower room, and locker facilities will be included for the employees. The general appearance of the plant building and yard area will be much improved and a credit to the North end industrial community.

Ralph Engstrom,
Construction Supt.

Ralph Engstrom

RAGNAR BENSON, INC.

4744 WEST RICE STREET
CHICAGO, ILLINOIS 60651

Estebrook 8-4200

Date 7-22 1977

TO MR JACK GALBRAITH
CHIEF PLANNER OF CURRENT PLANS
WICHITA KANSAS

We are submitting 1 copies of the following drawings. Sheet Nos. dated as follows:

SITE PLAN FOR NATIONAL BY PRODUCTS, INC.
2050 No. MOSLEY. AND LETTER REQUESTED
By YOU DESCRIBING TYPE OF OPERATION. AND
ENVIRONMENTAL DEVICES TO BE INSTALLED IF
PLANT ADDITION IS APPROVED

FOR: NATIONAL BY PRODUCTS
2050 No. MOSLEY WICHITA KANS Project. Job No. 798-MM

- Approval
- File
- Reference
- Approved as Noted

- BY: Messenger
- Under Sep. Cover--
Parcel post
- First Class Mail

RAGNAR BENSON, INC.

By Ralph Engstrom

REMARKS:

July 19, 1977

Mr. John E. Olson
Assistant Chief Mechanical
Engineer
Ragnor Benson, Inc.
4744 West Rice Street
Chicago, Illinois 60651

Re: DR-77-17 - National By-Product,
Inc., Wichita, Kansas.

Dear Mr. Olson:

Your letter of July 5, 1977 requesting approval of expansion of National By-Products, Inc., at 2050 Mosley, Wichita, has been referred to this office by Gene Denton, City Manager, for processing.

Procedure for processing such a permit is to refer the request to the Wichita-Sedgwick County Metropolitan Area Planning Commission for a recommendation, which in turn will be forwarded to the City Commission for final consideration.

In order to process your request, it will be necessary for you to furnish this office with a current abstractors ownership list of the owners of all property within 350 feet of the application area. In order to place this application on the agenda for hearing before the planning commission at their meeting of August 4, 1977, the abstractors ownership list should reach this office by July 22, 1977. If received no later than August 5, 1977, the hearing date before the planning commission will be August 18, 1977. This will be processed without fee.

If I can be of further assistance to you on this matter, please let me know.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:GEL:rme

Mr. John E. Olson
July 19, 1977
Page 2

cc: E. H. Denton, City Manager
Thomas D. Borniger, Attorney, Suite 830, 1st National 263911
Bank Building, Wichita, Ks., 67202

ROUTE SLIP
(Please Circle Destination)

- | | | |
|---------------------|---------------------|----------------------|
| City Manager | Director of Adm. | Dir. of Public Works |
| Exec. Asst. to C.M. | Auditing | Adm. Central Insp. |
| Public Information | Budget | Engineering |
| City Clerk | Centrl. Data. Proc. | Traffic Engg. |
| Human Relations | Civ. Audit | Maintenance |
| Civil Defense | Personnel | Information |
| Fire Dept. | Purchasing | Planning |
| Police Dept. | Duplicating | Water Dept. |
| Police Court | Ret. & Group Ins. | Water Pol. Control |
| Health Dept. | Treasury | |
| Director of Law | Library | |
| Prosecutor's Office | Park Dept. | |

To: Jack Galbraith

For your information Reply sending me _____ copies
 For your comments Prepare reply for my signature
 Note and return You handle. No report required

MESSAGE: *- Needs to Curt - said to send you a copy for comment and handling*

SIGNED Harold Hancock DATE 7/15
000-013

- from: JKS date: _____
- | | | | | |
|------------------------------------|---------------------------------------|---|-----------------------------------|-----------------------------------|
| admin. | adv. plans | cur. plans | social | graphics |
| <input type="checkbox"/> lakin | <input type="checkbox"/> stockwell | <input checked="" type="checkbox"/> galbraith | <input type="checkbox"/> mitchell | <input type="checkbox"/> pierce |
| <input type="checkbox"/> brasham | <input type="checkbox"/> windabak | <input checked="" type="checkbox"/> lytle | <input type="checkbox"/> gibson | <input type="checkbox"/> stafford |
| <input type="checkbox"/> rathke | <input type="checkbox"/> shon | <input type="checkbox"/> young | <input type="checkbox"/> kahl I. | <input type="checkbox"/> garland |
| <input type="checkbox"/> evbanks | <input type="checkbox"/> nelson, p | <input type="checkbox"/> moak | <input type="checkbox"/> hart | <input type="checkbox"/> pale |
| <input type="checkbox"/> nelson, v | <input type="checkbox"/> leasaw | <input type="checkbox"/> shirley | <input type="checkbox"/> krebbiel | <input type="checkbox"/> commor |
| <input type="checkbox"/> lakin, e | <input type="checkbox"/> curtman | <input type="checkbox"/> newby | <input type="checkbox"/> brown | <input type="checkbox"/> yurk |
| <input type="checkbox"/> henderson | <input type="checkbox"/> hobbitt | <input type="checkbox"/> doonan | <input type="checkbox"/> waiter | <input type="checkbox"/> crook |
| <input type="checkbox"/> brothers | <input type="checkbox"/> looney | <input type="checkbox"/> oliveroz | <input type="checkbox"/> kohl I. | <input type="checkbox"/> llwacey |
| <input type="checkbox"/> hanson | <input type="checkbox"/> rivo | | <input type="checkbox"/> lane | |
| <input type="checkbox"/> redetzke | <input type="checkbox"/> may | | <input type="checkbox"/> syal | |
| | <input type="checkbox"/> ontiveros | | <input type="checkbox"/> luotters | |
| | <input type="checkbox"/> butler | | <input type="checkbox"/> shryap | |
| | <input type="checkbox"/> blazer | | <input type="checkbox"/> hargry | |
| | <input type="checkbox"/> browne | | <input type="checkbox"/> smith | |
| | <input type="checkbox"/> stahlschmidt | | <input type="checkbox"/> crawford | |
| | <input type="checkbox"/> hoffman | | <input type="checkbox"/> laughary | |
| | <input type="checkbox"/> schrauz | | | |
| | <input type="checkbox"/> wilson | | | |
| | <input type="checkbox"/> mcLadden | | | |

remarks: *See me on this Monday. Check the Ord. Do we advertise or just send notices. Would it this be handled as DR case? No fee -*

220200

cc: atty-

Thos. D. Borriger

Suite 830

1st Natl Bank Bldg.
AK 67202

Ragnar Benson Inc.

ENGINEERS AND BUILDERS

CHICAGO, ILLINOIS 60651

4744 WEST RICE STREET

AREA CODE 312 378-4200

OFFICE OF CITY ENGINEER	
<input type="checkbox"/> EHD	<input checked="" type="checkbox"/> SH <i>JK</i>
<input type="checkbox"/> RGT	<i>[Signature]</i>
JUL 11 1977	
<input type="checkbox"/> COPIES TO: <i>P. CALDWELL</i>	
<input type="checkbox"/> FILE	<i>715</i>



July 5, 1977

Mr. Gene Denton
City Manager
City of Wichita Kansas
455 N. Main, 13th Floor
Wichita, Kansas 67202

RE: National By-Products, Inc.
Wichita, Kansas
Plant Expansion

Gentlemen:

Ragnar Benson Inc., are Engineers and Builders and are presently designing a plant expansion for National By-Products, Inc. at 2050 Mosley, Wichita, Kansas.

We are requesting approval of this expansion under section 28.043.130 "F" heavy industrial district regulation.

Very truly yours,

RAGNAR BENSON INC.

[Signature]

John E. Olson
Asst. Chief Mechanical Engineer
Kansas Registration: No. 7349

JEO:me1
CC: H. Wm. Heilman, Jr.
M. J. McCarthy

O W N E R S H I P L I S T

Lot	Addition	Property Owner
1	National By Products	✓ National By Products Inc. 2050 N. Mosley Ave. 67214
E 10' of lot 1, all of 2	Bentley's 2nd	✓ Albert P. Mitchell & Katherine Rt 2 Valley Center, Ks. 67147
3 & 4 Exc N 20'	" "	" "
5,6,7,8,9,10	" "	X Ava Johns - deceased Hazel Marie Johns address unknown
11 & 12	" "	✓ Gloria Marie Johns Buddy Ava Johns Jr. Marcia Lorraine Johns 10401 W. 13th St. 67212
W 353.38' of lot 1	Myers & Toler's Out Lots	✓ K.T. Oil Corp. of Kansas 1028 East 21st 67214

All that part of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 9, T27S, R1E, bounded on the N by the S line of 21st St., on the W by a line parallel with & 20' Easterly from the center line of the main tract of C.R.I. & P.RR Co. & on the Southeast by the Northwesterly row of Missouri Pacific Railroad Co. ✓ Bernard Novick & Betty
1007 East 21st 67214

Beginning at a point 30' N & 20' W of the SE corner of SW $\frac{1}{4}$ of Section 4, T27S, R1E of 6th P.M. said point being on N line of 21st St. thence W along the N line of 21st St to E line of Missouri Pacific Railway Co. row; thence Northeasterly on E line of said row to intersection of the said E line of row with W line of row of the St. Louis & San Francisco Railway Co.; thence S along the W line of said row of St. Louis & San Francisco Railway Co. to point of beg. ✓ Kansas Beef Industries, Inc.
Box 2519 67201

Commencing at the intersection of the center lines of Washington Ave. & 20th St. in the city of Wichita & running thence N along the center line of Washington Ave., 392' to center of the mill race; thence in a Northeasterly direction with the center of the mill race to the point where the N boundary line of Section 9 intersects the same; thence E with said Section line to the W boundary line of the Wichita Drainage Canal; thence Southeast-erly along said W boundary line 919.5' more or less to the point that it intersects the N line of the W Branch of the Drainage Canal D Bernard Novick & Betty
1007 East 21st 67214

Lot	Addition	Property Owner
<p>thence Northwesterly along the N Boundary line of the W Branch of the Drainage Canal to a point where it intersects with the center line of 20th Street prolonged, thence W to the place of beg. and all that part of Lot 5 in Harvey's Addition lying N of the Drainage Canal and Reserve A except the W 50' thereof & Lot 14 in Harvey's Addition</p>	D	<p>Bernard Novick & Betty 1007 East 21st 67214</p>

<p>A tract in NE$\frac{1}{4}$ of NW$\frac{1}{4}$ of Section 9, T27, R1E of 6th P.M. described as follows: Beg. at a point on N line of Viola Addition 396' W of the E line of NW$\frac{1}{4}$ of said Section 9, being the W line of Mosley Avenue; thence N to the S line of the ground conveyed by Willard M. Glasco & Charles E. Parker to City of Wichita, by deed recorded in Book 405 of the deed records at page 275; thence W on said line to its intersection with the E line of the row of the Chicago, Kansas & Northern Railroad (now Chicago, Rock Island and Pacific Railroad); thence S on said line to its intersection with the N line of said Viola Add; thence E on said line to the place of beg., exc. the S 300' thereof.</p>	✓	<p>Jess N. Cornejo & Josephine 1141 Denker 67216</p>
--	---	--

<p>A tract com. 398.5' W of the NE corner of NW$\frac{1}{4}$ of Section 9, T27, R1E of 6th P.M., thence S 302.42'; thence west 236.4' to E line of row of St. Louis, Ft. Scott & Wichita Railroad (now Missouri Pacific Railroad); thence in a Nely direction along said row to a point on the N line of Section 9; thence east on said section line 51.65' to the place of beg. exc. N 30' for street & a tract com 398$\frac{1}{2}$' W & 302$\frac{1}{2}$' S of NE corner of NW/4 of Section 9, T27, R1E of 6th P.M., thence S 208' to Mill Race; thence following the center of Mill Race in a Wly direction to row of St. Louis, Fort Scott & Wichita Railway (now Missouri Pacific Railroad) thence NE along row of said railway to a point W of beg; thence E to beg., exc the Chicago, Rock Island & Pacific row & a tract in SW$\frac{1}{4}$ of Section 4, T 27S, R 1E described as beg. at the intersection of Wly row line of Missouri Pacific Railroad with N line of 21st St. said pt being 549.35' West & 30' N of SE corner of SW$\frac{1}{4}$; thence in a NELY direction along W line of row of the Missouri Pacific Railroad, 262 feet; thence W parallel with S line of said SW$\frac{1}{4}$ 163.88' to a point 26.9' E of E line of row of C.R.I. & P. RR; thence in Sly direction parallel with E line of said row of C.R.I. & P. RR, 226' more or less to N line of said 21st St.; thence E 60.38 ft. to place of beg.</p>	D	<p>Kansas Beef Industries, Inc. Box 2519 67201</p>
---	---	--

Lot	Addition	Property Owner
<p>Being W 50' of Reserve "A" in Harvey's Add. with said property beg. at the intersection of E line of Washington Ave. & the S line of 21st St.; thence E along the S line of 21st 50' thence S parallel with Washington Ave. 235' to the center line of Chisholm Creek; thence westerly along last said center line 51' more or less to said E line of Washington Ave; thence N along last said Ave. line 250' to the pt of beg</p>	D	<p>Bernard Novick 1007 East 21st 67214</p>
<p>Exc any portion of the strip 17' in width that is to say 8.5' on each side of spur track center line as the same is located over and across the W 50' of Reserve A in Harvey's Add.</p>	✓	<p>St. Louis-San Francisco Railway Co. St. Louis, Missouri</p>
<p>That part of NW$\frac{1}{4}$ of Section 9, T27S, R1E of 6th P.M., described as follows: Beg. at a pt on E line of Mosley Ave. as condemned by Ord #9500, said pt being 300' N of N line of Viola Add. thence N along said E line of Mosley Ave. to the center of drainage canal as now exists, thence SEly along said center of canal to pt on W line of extended Washington Ave., thence S along said W line of Washington Ave. to pt 300' N of the N line of said Viola Add., thence W 286' to place of beg. exc that portion of canal deeded to City of Wichita for row.</p>	D	<p>Jesse Cornejo & Josephine 1141 Denker 67216</p>
<p>W$\frac{1}{2}$ of Lot 9 on Washington Ave, in Harvey's Add. & all of Lots 5 & 7 in Harvey's Add. exc a tract described as follows: Beg. at pt 25' S of NW corner of Lot 5; thence in a SEly direction along a straight line to a pt 35' S of NE corner of Lot 7; thence N to NE corner of Lot 5; thence W to NW corner of said Lot 5; thence S to pt of beg.</p>	✓	<p>Ben Phillips 944 S. Christine 67218</p>
<p>Tract NE$\frac{1}{4}$ of NW$\frac{1}{4}$ of Section 9, T27S, R1E of 6th P.M. described as follows: Com at a pt on N line of Viola Add. 396' W of the E line of NW$\frac{1}{4}$ of said Sec. 9, being the W line of Mosley Ave., thence N 150' for a pt of beg; thence N 150'; thence W to E line of row of Chicago, Kansas & Nebraska Railroad; thence S along the E line of said row to a pt 150' N of the N line of said Viola Add; thence E to pt of beg., together with the right of ingress and egress across the E 10' of tract 50' N & S approximately 286' E & W extending from the W line of Mosley Ave. to the row of Chicago, Kansas & Nebraska RR, immediately N of and adj. to the above described property, for the purpose of connecting up with the</p>	D	<p>Jesse M. Cornejo & Josephine 1141 Denker 67216</p>

LAYOUT REVISED 7-6-77.

SITE PLAN				
JOB CAPTAIN <i>J. Hall</i>	ALTERATIONS & ADDITIONS TO PROCESSING PLANT FOR			V.P. ENGINEERING <i>J. Hall</i>
STRUCTURAL	NATIONAL BY- PRODUCTS			CHIEF DRAFTSMAN <i>J. Hall</i>
MECHANICAL <i>J. Hall</i>	WICHITA,	KANSAS		DATE
ELECTRICAL	Ragnar Benson Inc.			PROJECT NO. 77015
DRAWN BY <i>J. Hall</i>	ENGINEERS AND BUILDERS JOHN E. OLSON REGIST. PROFESSIONAL ENGINEER LIC. NO. 7349			BY NO.
CHECKED BY	4744 WEST RICE STREET CHICAGO, ILLINOIS			OF A-1
DESCRIPTION	A	B	M	E
CHECKED BY				