

# **12<sup>th</sup> & Haskell Recycle Center**

The history of 1146 Haskell.

Since the 1950's the property at 1146 Haskell has been a recycle yard. We purchased the property in 2003 at 1146 Haskell and the salvage permit had always been up to date. Please see enclosed letters that describe the City of Lawrence's uses of this land in the past and in the future.

We started out as a small metal recycling center and retail store and we have grown to become primarily a recycling center.

In 2006 we started recycling paper and plastic products because our customers requested it. Wal-Mart was in the process of remodeling their recycling building and they were not receiving recycling at the time. We put out Gaylord boxes and people started using us more and more. Now we have curbside recycling businesses that use our service along with drive in customers. In 2010 we started a recycling center for the City of Baldwin City.

We recycle all metal products as well as newspaper, magazines, cardboard, chip board, plastic 1 – 7 and glass.

We have 40 roll off boxes that we provide for local businesses and individuals in the community.

**Roll Off Customers for local businesses:**

Haskell University

P1 has 2 boxes – work with P1 in Lenexa

City of Lawrence auto repair shop

Douglas County shop

ICL Performance has 2 boxes

ChemTrade Logistics

HP Peltzer in Eudora

MV Transportation

Laird Noller Ford

Westheffer

University of Kansas uses boxes when they have remodeling projects

A&H (Air Conditioning and Heating Baldwin City)

Lawrence Journal World – We sort a semi trailer of newspaper per week for Central

Fiber

City of Baldwin City Recycle

Baker University

**Curbside Recyclers who use our drop off facility:**

Curbside Recycle – Jeff Joseph

Sunflower Curbside – Chris Scafe

Tree Huggers – Traci Trent

Ball Recycling – Sean Ball

Honey Creek / Weldon Recycle – Kevin and Randy Weldon  
Home Recycling Service – Jim

**Non-Profit Organizations that we work closely with:**

Cans for the Community – Linda Clinker  
Humane Society  
Red Dogs Dog Days – Don Gardner (Boys and Girls Club)

**Local Businesses that recycle at least once a week at our facility:**

Lawrence Public Schools  
University of Kansas Student Housing  
Winnelson  
Cans for the Community  
Tow Companies – Midwest Tow, TCL, Light House, Hillcrest, 19<sup>th</sup> Street Auto, Quality  
Tow  
JE Dunn  
Patchen Electric  
Polk Crane  
Schurle Signs  
Diamond Everly  
RD Johnson Excavating  
Neihoff Dunco  
Vitos  
Wyatts – David Wyatt  
Cowarts – Keith Cowart  
C-Hawkk Construction  
Potter's Automotive  
Cloud Heating & Cooling  
Das Auto Hous  
Quality Electric  
EYSO (Eudora Youth Services Organization for scouts)  
Our valuable customers who help keep the streets, alleys and yards clean in Lawrence by  
bringing in their metal and other recycling.

We work with the City of Lawrence Fire Department, through Hillcrest Wrecker, by  
providing them with vehicles so they are able to train on how to put out vehicle fires.

12<sup>th</sup> & Haskell Recycle Center employ's 9 full time employees.

2010 Payroll over	\$200,000.00
2010 Payroll taxes	\$ 54,000.00
2010 Property taxes over	\$ 20,000.00

Since 2003 12<sup>th</sup> & Haskell Recycle Center has created many valuable work relationships  
with many aspects of the Lawrence Community.

**PRICE T. BANKS**

ATTORNEY  
P.O. BOX 442341  
901 KENTUCKY STREET  
SUITE 206  
LAWRENCE, KANSAS 66044  
785/842-7900  
FAX 785/841-2296

**RECEIVED**

JUN 20 2003

City County Planning Office  
Lawrence, Kansas

June 19, 2003

Linda M. Finger, Director  
Lawrence Douglas County Planning Office      **via hand delivery**  
PO box 708  
Lawrence, Kansas 66044

Re: Existing Non-Conforming Use, 1146 Haskell Avenue

Dear Linda:

I represent Bo Killough who has an interest in leasing the above-described property for business purposes.

I am writing to request administrative approval of the business Bo intends on the site.

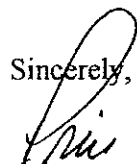
Bo is in the business of purchasing returned or rejected housewares and outdoor appliances and furniture from distributors and salvaging such items to reassemble and sell. The business is a clean salvage and sales operation. It is anticipated that there will be limited palletized outdoor storage of materials, and that most of the assembly work will be conducted within the structure on the site. It is anticipated that business hours will be 8:00 a.m. to 6:00 p.m. seven days a week with limited evening hours.

Previously, the subject property was used for salvage of automobiles and auto repair, as well as the operation of a wrecker service with 24 hr operations. Quality Towing was the last occupant and they vacated the property on or about March 1, 2003. The use was not voluntarily discontinued and the property has been available for lease since that date.

Bo intends to begin operation on the property as soon as approval is granted.

Please call me if you need additional information or have questions regarding the proposed use.

Thanks in advance for your consideration of this request.

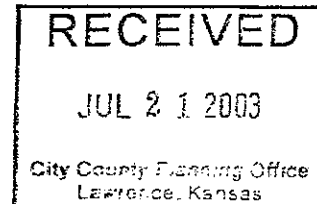
Sincerely,  


Price T. Banks

cc: client

**RONALD SCHNEIDER**  
ATTORNEY AT LAW  
900 MASSACHUSETTS, SUITE 601  
LAWRENCE, KANSAS 66044  
OFFICE: (785) 841-2040  
FAX: (785) 331-0303

July 17, 2003



Sheila Stogsdill  
Planning Department  
City of Lawrence

RE: My Client: Katherine Ray  
Concerning Property Located at the  
North East Corner of 12<sup>th</sup> & Haskell in  
Lawrence, Kansas

VIA FAX: 832-3160

Dear Ms. Stogsdill:

Pursuant to your request, I have asked my client to compile a brief history of their use of this property. As you will note, my client has owned the property since 1951. They have essentially used this property for industrial/commercial purposes, selling new and used automobile parts; used automobiles; new and used electrical parts; salvaged metals; and as my client state "just about everything in the automotive and salvage business".

Their operations included the sale of property on a wholesale and retail basis. They confirm that since the early 50s their business included transactions with people coming directly to the shop for purchases on the premises as well as purchases by other businesses and industrial clients.

My client and her family personally operated business at this entire location until 1993. After that date, they leased the property to numerous individuals involved in the salvage, car repair, car parts, and other industrial businesses until March, 2003. I am advised that the entire property, both structures and open yard, have been utilized on a regular basis for all activities since their ownership. I provide a summary of the history of this property as presented by my client and her son, Bill Ray, for further details of the

respective periods and specific operations. As confirmed from Bill Ray, during this period of time, appropriate dealer licenses and salvage licenses have been purchased and in place regarding this property.

Finally, as recently discussed, this matter is brought to your attention as a result of a potential lease or purchase by Beau Killough. My client and the Orville Ray Trust wishes to lease or sell this property to Mr. Killough as soon as possible. This transaction would have been completed by this time, however the questions raised by the City of Lawrence have delayed the final lease or sale. Mr. Killough and my client and the Orville Ray Trust have entered into a lease agreement and an option for sale of real estate regarding the entire property which is being reviewed by your office. Mr. Killough is an able, ready, and willing lessee and purchaser and the only item which is preventing the conclusion of a lease and purchase agreement is the City's acknowledgment of a continuing, legal non-conforming use which would allow this party's business and operations continue at this site.

Therefore, on behalf of my client, I respectfully request that the City provide written confirmation and acknowledgment that this property has been used and occupied as a legal non-conforming activity and that the proposed use of the property by Mr. Killough is authorized by the City of Lawrence. Your immediate attention to this matter is requested. Should you have any further questions or comments, do not hesitate to contact me.

Sincerely,

Ronald Schneider

RS:lsb

cc: Katherine Ray  
Bill Ray



August 5, 2003

Ron Schneider  
900 Massachusetts, Suite 601  
Lawrence, KS 66044

RE: Property located at NE corner of 12th & Haskell in Lawrence, Kansas; commonly known as 1146 Haskell Avenue, containing approximately 8 acres

Dear Ron:

I have reviewed the information you provided in your July 17, 2003 letter regarding the history of the use of the Ray Family property located at the northeast corner of 12th Street and Haskell Avenue. The information indicates that the property has been utilized continuously for various industrial/commercial purposes including both wholesale and retail sales since 1951.


The documentation provided will suffice to make a determination that the above-reference property is a legal, non-conforming use as defined in the City Zoning Ordinance.

The uses proposed by Bo Killough for the property which include salvage, assembly and sales of housewares, outdoor appliances and furniture are similar in nature to the previous salvage and sales operation. The proposed uses are permitted as a continuation of the legal, non-conforming use of the property.

The entire property is located in designated floodplain areas. Therefore, prior to any exterior storage of palletized material on the site, an emergency evacuation plan for the relocation of these materials must be filed with our office and the Douglas County Emergency Management Coordinator's office. All exterior storage shall also observe the site setbacks on this property.

If you have additional questions about this matter, please call me at 785-832-3150.

Sincerely,

  
Linda M. Finger  
Director, City/County Planning

C: Price Banks, P.O. Box 442341, Lawrence, KS 66044  
Barry Walthall/Lee Smith, Neighborhood Resources



### HISTORY OF USE OF PROPERTY BY RAY FAMILY SINCE 1951

1951 - Purchased land at northeast corner of 12<sup>th</sup> & Haskell in 2 parcels-west part and east part-total 19.14 A. Property was outside the city limits. We began moving cars to property from the 13<sup>th</sup> Street shop shortly after the purchase. Continued running business on 13<sup>th</sup>.

1952 - Built the original building and moved business from 13<sup>th</sup> Street. The business consisted of auto repairs, both mechanical and body work, salvage cars and parts and used cars, buying, selling and trading. We had a dealers license and sales tax number at that time.

1951 - To the closing of the business we had a dealers license and sold cars and parts - new & used - wholesale, retail, and wrecked "rebuilders".

Through the 1950's the business was expanded numerous times.

1953 - Purchase 2 ½ lots N. W. corner 12<sup>th</sup> and Haskell and bought a house and had it moved to this location and remodeled for the family home. (918 E. 12<sup>th</sup> Street).

1953-1954 - Purchase the 2 ½ acres (1129 Haskell) with old farm house, barn and couple out buildings. Rent the old house and fenced the rest of land and used it for salvage car storage lot. Also used this lot for storage of customers tow cars. We used the buildings for parts storage.

1953-1954 - Started to build an inventory of new parts, mostly items we used in our own shop, but continued adding to it through the years and had a substantial inventory (for a smaller type business) when we closed in 1993.

Mid 50s - Installed "in ground" scales for buying of junk iron and metals. We did junking of cars for several years, buying junk iron and all kinds of other metals.

1956 - Purchased Guntert plumbing and electrical and a large supply of light fixtures, electrical boxes, breaker boxes, electrical wire, plumbing faucets, valves and a large assortment of various other electrical and plumbing materials. We sold out of this stock for several years and restocked some items. We had some of these items until we closed in 1993.

1957-1958? - Added the building (now called 1008 Est 12<sup>th</sup>). We have used this building for several things since it was build. Body Shop, car dismantling area, auto repair and also this is the part or section of which we rented out to various businesses. Among the tenants and their business included:

D & G Auto service - auto mechanical repair  
"Doc's Body Shop - auto body repair and paint shop  
Darrell Huff Turfmaster Lawn Service - lawn care and chemical spraying  
Don's Auto Center - Auto mechanical repair and machine shop  
Bill and Wayne's Car Care - auto mechanical repair  
Mike's Auto Service - he bought out Bill and Wayne's shop and continued  
Huxtable Electric - storage of supplies used in their business and a shop to build  
items for jobs under construction, etc.

Late 1960s - The State of Kansas started a salvage control board. We obtained our salvage license at that time and have continued it.

We have done about everything that can be done in automotive garage and salvage business through the years, as well as other things not connected to auto.

We added three other outbuildings for storage through the years but I am not sure of the years. Most of the building was done in the 1950's.