

TO: Zoning Board of Adjustment
FROM: Matt Wyant, County Planning Director
DATE: May 10, 2024

RE: Case #CU-2024-03

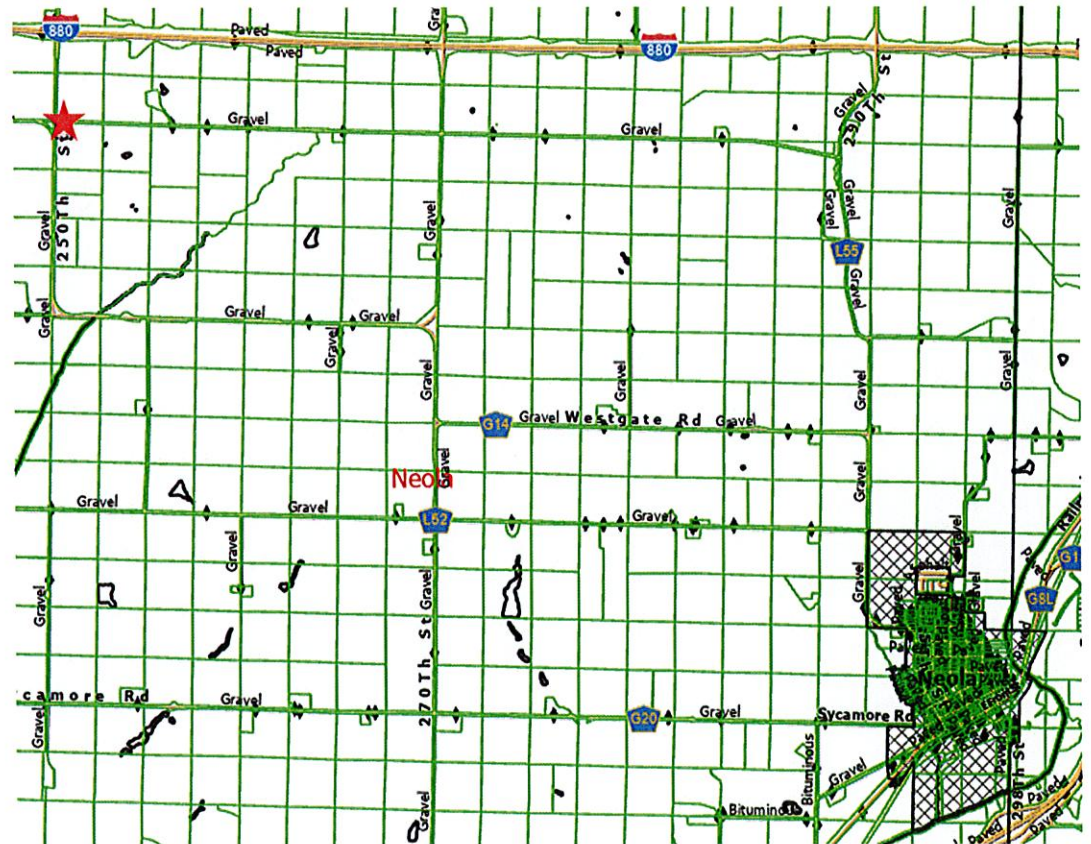
REQUEST: Conditional use approval to permit the operation of a rural enterprise business (manufacturing only distillery).

APPLICANT: Jeremy and Ryan Garrison

LOCATION: 32999 250th Street

NEOLA TWP 8-77-42 N467' W467' NW NW (PARCEL A)

The subject parcel is located approximately 5 miles northwest of the city limits of Neola.



**GENERAL
INFORMATION:**



The applicants are requesting a conditional use permit be granted to allow for a rural enterprise business to utilize up to 1,200 square feet of an existing 2,808 square foot (39' x 72') detached accessory building. The applicants own and operate a distillery.

APPLICANT'S NARRATIVE - ATTACHMENT #1

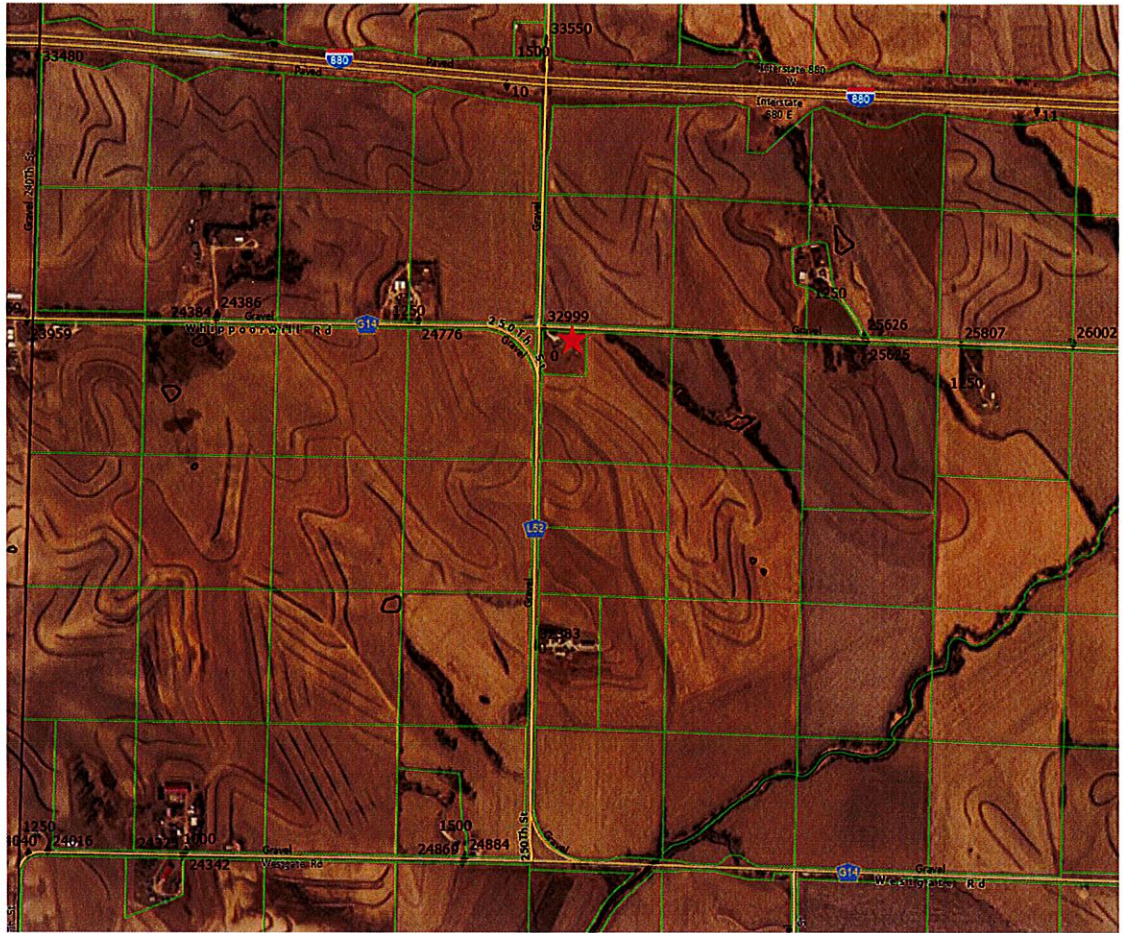
APPLICATION AND SITE PLAN - ATTACHMENT #2

SITE REVIEW:

Currently situated on the 4.32 acre parcel is a single family dwelling, serviced by a well and septic system, and two outbuildings.

AREA REVIEW:

The majority of the area properties are utilized for rural residential and agricultural purposes.



ZONING:

The applicant's property is located in a Class A-2 (Agricultural Production) District.

8.010.030 **CONDITIONAL USES:** The following conditional uses shall be permitted in a Class A-2 District, when authorized in accordance with the requirements of Chapter 8.096:

.15 Rural enterprise businesses, subject to the provisions of Chapter 8.004.165.

Section 8.004.165 recites the following criteria for establishment of a rural enterprise business:

RURAL ENTERPRISE BUSINESS: Rural enterprise businesses are intended to be clearly incidental and secondary to the use of the premises as a single-family dwelling. The establishment and continuance of a rural enterprise business shall be subject to the following requirements:

.01 Any new rural enterprise business established after the effective date of this Section shall be situated on a property where there is a single-family dwelling occupied by the owner/operator of the rural enterprise business.

- .02 Rural enterprise businesses may include the following: assembly, processing, fabrication, repair of cars, light trucks, agricultural equipment and household appliances, lawn service, contractor's equipment storage, auto body shops.
- .03 There shall be no evidence that a rural enterprise business is being conducted on the premises due to outdoor displays or storage, excessive noise, obnoxious odors, electrical disturbances, or considerable increase in vehicular traffic.
- .04 The establishment of a rural enterprise business shall not have a negative impact on the public road servicing the property by causing increased dust problems or damage to the roads. The County Engineer and the Development Director shall determine this impact after analyzing the proposed business.
- .05 The total area devoted to the rural enterprise business shall not exceed one (1) acre, including the building, parking areas and any outside storage area. All work performed on the property must occur within the building situated on the property.
- .06 The total square footage of the dwelling or accessory building dedicated to the business shall be limited as follows:
- | | | |
|----|------------------|-------------------|
| A. | Up to 1.99 acres | 600 square foot |
| B. | 2 to 2.99 acres | 1,000 square foot |
| C. | 3 to 4.99 acres | 1,200 square foot |
| D. | 5 to 9.99 acres | 1,500 square foot |
| E. | 10 acres plus | 2,000 square foot |
- .07 More than one occupation is allowed per property; however, the sum of the total area, signage, parking, and employee limitations of the property shall not exceed the limitations set by this Chapter for a single occupation. That portion of the business located in the dwelling is limited to twenty-five percent (25%) of the living area of the dwelling. Living area may include a finished basement.
- .08 The number of outside employees and patron parking spaces shall be limited as follows:
- | Acres | Employees | Patron Parking |
|---------------------|-----------|----------------|
| A. Up to 1.99 acres | 1 | 2 |
| B. 2 to 2.99 acres | 2 | 2 |
| C. 3 to 4.99 acres | 3 | 3 |
| D. 5 to 9.99 acres | 4 | 4 |
| E. 10 acres plus | 5 | 5 |
- .09 The rural enterprise business shall provide one (1) parking space for each employee. No on-street parking shall be permitted in connection with a rural enterprise business. Patrons and employees shall park in the designated parking area.
- .10 Any items that are to be stored outside shall be stored in the rear yard of the rural enterprise business and the items shall be enclosed within a sight-obscuring fence and shall not be visible from an adjoining parcel or from the private or public road. This shall not be construed to prohibit parking spaces for employees and patron's operable vehicles.
- .11 All hazardous wastes, by-products and emissions must be stored and/or disposed of in conformance with Federal, State, and local regulations.

- .12 One (1) on-site sign shall be allowed as provided in Chapter 8.090.030.06

8.096.030.03 of the County Code recites the following criteria for the reviewing conditional use permits:

- .03 The Board shall have the power to hear and decide only such appeals for conditional uses as the Board is specifically authorized to pass on by the term of this Ordinance; to decide such questions as are involved in determining whether conditional uses should be granted; and to grant conditional uses with such conditions and safeguards as are appropriate under this Ordinance; or to deny conditional uses when not in harmony with the purpose and intent of this Ordinance. In reviewing an application for a conditional use permit, findings based on the following criteria shall be made and serve as the basis for approval or denial of the request:
- A. Does the proposed use conform to the Land Use Policy Plan?
 - B. Is the site suitable for the proposed use? Such factors as size and shape of the property, topographic conditions, soil conditions to support water and septic systems, accessibility to transportation facilities, and soil erosion problems shall be considered.
 - C. Is the proposed use compatible with surrounding property use? Such factors as the activities and function of the proposed use should be considered to determine if the proposed use conflicts with or reduces the usefulness or value or creates other negative impacts on adjoining property or properties in the general area, including public health, safety, and welfare.
 - D. Is the adjoining road system adequate to accommodate the proposed use in terms of the present traffic volume vs. road capacity and the general condition of the road system?
 - E. Can adequate measures be taken to minimize any potential adverse impacts on adjoining property? If so, stipulate such measures as required by the ordinance or special conditions that would be required.
 - F. Does the conditional use comply with all conditions imposed on it by the provisions of the district in which such conditional use may be authorized?

ROADS & TRAFFIC: The subject property is at the corner of Whippoorwill Road and 250th Street, both graveled county roads. The address of the property is 250th Street, however the property entrance is off Whippoorwill Road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 30 vehicles per day on 250th Street and 60 vehicles per day on Whippoorwill Road.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates the property as being in a Zone X, Areas of minimal flooding.

STAFF

RECOMMENDATION:

Based on the above information, the preliminary recommendation by the Planning Department is to approve the request for a Rural Enterprise Business, subject to the following conditions:

1. The applicant will follow the criteria set out in Section 8.004.165 Rural Enterprise Business. In accordance with those regulations:
2. The area dedicated to the Rural Enterprise Business shall be limited to 1,200 square feet in the subject building with a maximum of 3 employees.
3. The total area devoted to the rural enterprise business shall not exceed one (1) acre, including the building, parking areas and any outside storage area.
4. No onsite sales of distilled spirits shall be allowed.
5. Any applicable Federal and State licenses shall be secured and regulations shall be adhered to.
6. Any hazardous wastes or by-products that result from this rural enterprise business shall be disposed of in accordance with EPA regulations.
7. The applicants shall secure a commercial building permits, if necessary, to insure compliance with the Pottawattamie County, Iowa, Building Code.

Based on the following finding of facts:

1. The subject property is located in the Class A-2 District. The Zoning Ordinance, adopted in conjunction with the Land Use Plan, stipulates that "Rural Enterprise Business" is a permitted conditional use in the A-2 District.
2. The subject property is located in an area which is a mixture of rural residential and agricultural. The business will be conducted indoors so there should be no evidence that a rural enterprise business is being conducted on the premises.
3. The area of the building dedicated to the business is less than 1,200 square foot and the total area dedicated to the business is less than 1 acre.
4. The business consists of two owners, one being the owner of the property, the other being the property owner's brother.
5. No on-street parking is permitted with this land use, nor is any proposed by the applicant. The rural enterprise business has one outside employee. The existing road system is adequate to accommodate the additional vehicles being added to the traffic count.
6. No onsite sales of distilled spirits will occur on the property.

This recommendation is subject to change, based on evidence and information presented by the applicant and interested parties at the public hearing.

Case # CU-2024-03 Attachment #1



GOOD LIQUOR ISN'T JUST FROM THE SOUTH

Table of Contents

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I. Vision and Mission Statement

The overall goal of Wikkid Still Inc. is to bring a new and booming avenue of micro distilling to our community, a community which understands that hard work and dedication can have a huge impact. At the end of the day, we can look back and see that our efforts paid off in numerous ways *for our community*. We feel local and statewide residents would like to say they have a product from their state, made with locally sourced grains and ingredients. A product that in the grand picture, they helped produce.

Wikkid Still is family oriented, goal driven, and is community based. We are focused on small-town hospitality toward everyone and focused on supplying a quality product to the consumer. In turn, we feel this will put and keep Wikkid Still on the map for generations to come.

We want consumers to continue the support for a family-oriented business, their community, and their state. We plan to attend and support community events so our customers can put a face to our brand. Unlike the mass-produced beverages that line the shelves of today, we want our customers to be able to see and know the distillers who made their favorite spirits.

II. Company Products

The spirits that Wikkid Still will provide are made from quality and locally sourced grains. One significant advantage this will hold is keeping the profit in our community. We will be able to get consumer responses and suggestions firsthand. This will create a stronger bond with our community and make it a more personable product that we can all be proud of.

Some of our products will consist of whisky, vodka, and flavored spirits. Most whisky is made from the same mash bill, or grain mixture. We have created our own mash bill for our line of products. Our whisky will offer a bold flavor with a smooth finish. We plan to start with two types: a rye whiskey, and a straight corn whiskey. Our line of flavored spirits will be made of exceptional products as well. We have the ability to make seasonal blends for those summer days, or for the cold winter nights. Some examples of our flavored spirits are apple pie moonshine, strawberry rhubarb moonshine, peach moonshine, cherry moonshine, cinnamon schnapps, and peppermint schnapps. All of our spirits will be handmade with our traditional copper still.

III. Marketing Strategies

The average resident age of Pottawattamie County Iowa is 39 years old, which means our products would be consumed by 2-3 different generation groups. These generations are looking for new and upcoming spirits and also to enjoy a traditional spirit. The avenues we intend to use will offer both traditional and flavored spirits. We plan to introduce organic based spirits into the world of distilling in our area. We have been in contact with a couple of farmers in our community that have the capability to grow all the organic grains that we will need to make our product lines.

Wikkid Still would like to market our take on the distilling venture by creating an enjoyable bottle for many special occasions. We believe our organic line would be a great product and conversation holder for the following generations to come.

Although we would like to market our product in many ways such as online media and local restaurants and bars, we have learned that word of mouth could be one of the key forms of Wikkid Still's success. A website, Email list, and weekly posts will also promote the great products we have. Road signs, banners at events, and even the little things such as a koozie or drink coasters would have an impact. As owner/operators of Wikkid Still we would have our logos on our company attire.

We would like to expand our products to much farther areas, but first we need to introduce *our spirits to our community. Once we establish our name in our community as a whole, then we can continue onto surrounding areas and special events.*

IV. Location and Layout

Although Wikkid Still is very excited to produce exceptional spirits, we do not wish to be accessible to the public for onsite sales or tasting events. We believe that our location is perfect for this. The distillery is located on a 5 acre privately owned property. We are surrounded mostly by farmland, and we do not have major roads or highways leading to the distillery. Our location is 250th Street and Whippoorwill on the outskirts of Neola. The closest residences to our distillery are just over 350 yards to the west, ½ mile to the north, ½ mile to the east, and ½ mile to the south. The closest towns to us are Neola, which is a 7-mile drive from us, and Beebeetown which is a 4-mile drive.

The distillery was constructed for distilling manufacturing purposes only. It is just under 600 square feet. We have a stainless-steel prep table, a stainless steel 3 compartment sink, a 48 square foot storage closet, and an area designed to hold 1- 150 gallon still. The floors are concrete with epoxy coating over them. The wall protection is fiber reinforced panels from floor to ceiling on the north, east, and south walls which can be cleaned and sanitized effectively.

V. Competitor Analysis

Current existing competitors include Lonely Oak Distillery, from Earling, IA. and Matriarch Distillery from Council Bluffs, IA. Both Distilleries are within 50 miles of Wikkid Still.

Lonely Oak Distillery is in Shelby County, approximately 3 miles west of west Earling, IA. Their strengths are that they can grow their own corn for their spirits. They also have a public venue. *The public venue offers consumers the ability to try the product on site.*

The Matriarch Distillery is in Council Bluffs, IA. The Matriarch Distillery makes their rum on site in a controlled environment. To our knowledge they do not have a tasting room or public tours. Their strength is that they make a quality product and can market their products through online advertising and their website.

Wikkid Still is family owned and operated, hoping to secure a future for generations to come. We hope to expand our product line, while keeping the traditional spirits alive and conforming to the new generational needs. We plan to do this with our organic line. Our non-public distillery will eliminate unwanted liabilities and help to ensure that we continue to make an exceptional product in our controlled environment.

VI. Management

Jeremy Garrison and Ryan Garrison currently own/operate Jeremy Ryan Construction, LLC d/b/a Garrison Brothers Construction Services. A commercial finish carpentry company located in Neola, IA., specializing in government buildings, schools, hospitals, and commercial businesses. They have a total of over 40 combined years of management experience in the construction industry. They have successfully operated Garrison Brothers Construction Services for the past 10 years, performing on site work as well as bids, estimates, and customer relations. Jeremy is the main source for customer relations, and Ryan is more field relations. They both have a great understanding of what it takes to start, operate, and manage a new business. Both Jeremy and Ryan will be the master distillers and control the marketing. Laura Garrison will take on the roll of office manager for Wikkid Still as she already has this position for Garrison Brothers Construction Services.

VII. Plan of Operations

For the first 1-2 years we plan to keep Wikkid Still at its current location. Our spirits will be distilled, bottled, and labeled on site. After the bottles and labels are complete, we will deliver them to the distributor. We want to build a solid foundation for a lasting business to maximize potential profit and secure a financial future. Once we establish a solid foundation, we would like to expand our business into a bigger building and hire our team members locally. Currently we have no hours of operation. Once we get established, we can conform to the hours of operation.

VIII. Financial Forecasts

The financial table below is a copy of what we feel is a comfortable starting point. With that being said, we have no current debt on the construction of the distillery. Which would put us ahead of the competition. Our current forecast would be for raw goods and supplies.

Wikkid Still Financial Forecasts

Monthly Income

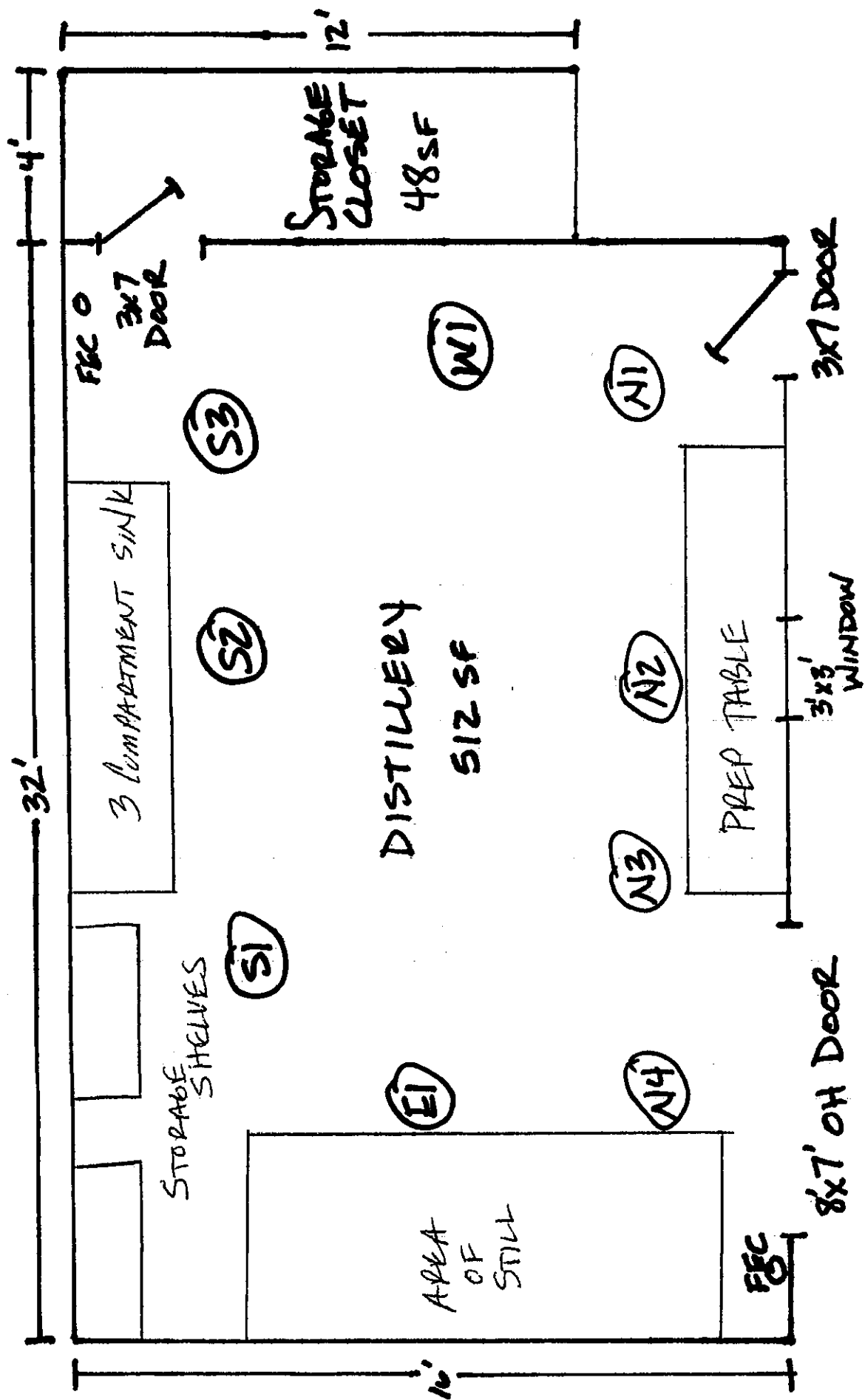
Distilled Spirits Sales	\$39,000.00
<u>Cost of Grains/Materials</u>	<u>\$8,320.00</u>
Gross Profit	\$30,680.00

Monthly Expenses

Bank Loan	\$0
Advertising	\$500
Insurance	\$1,200

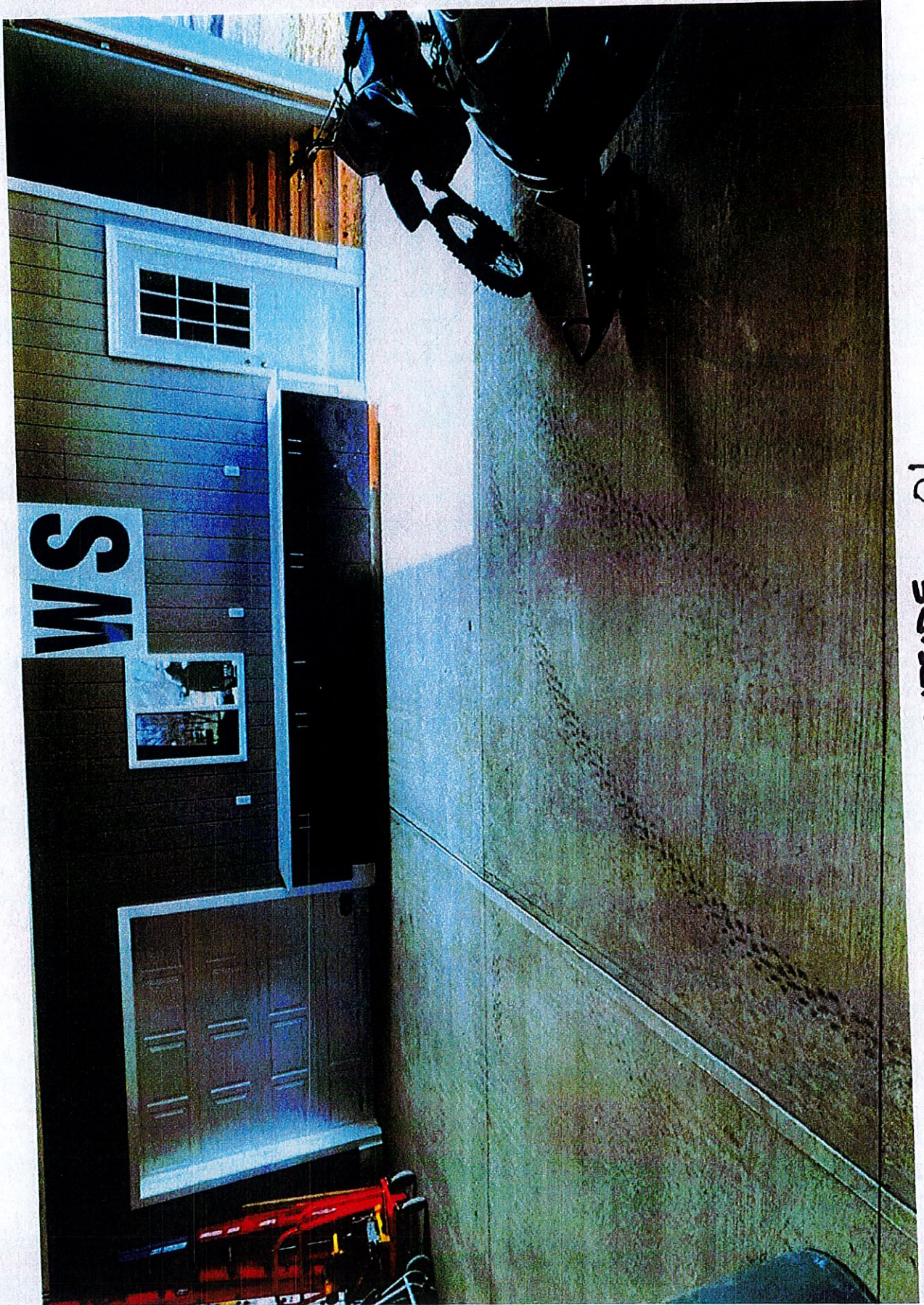
Sales Tax (7%)	\$2,100
Licenses and Permits	\$45
Business Supplies	\$50
Telephone	\$75
Cable TV/Internet	\$75
Trash Service	\$50
Gas/Electric	\$150
<u>Water</u>	<u>\$200</u>
Total Expenses	\$4,445

Net Income before payroll	\$26,235
Payroll	\$9,133
Net Income after payroll	\$17,102



NUMBERED PICTURES

NOETH ↓



OUTSIDE 01



11



N2

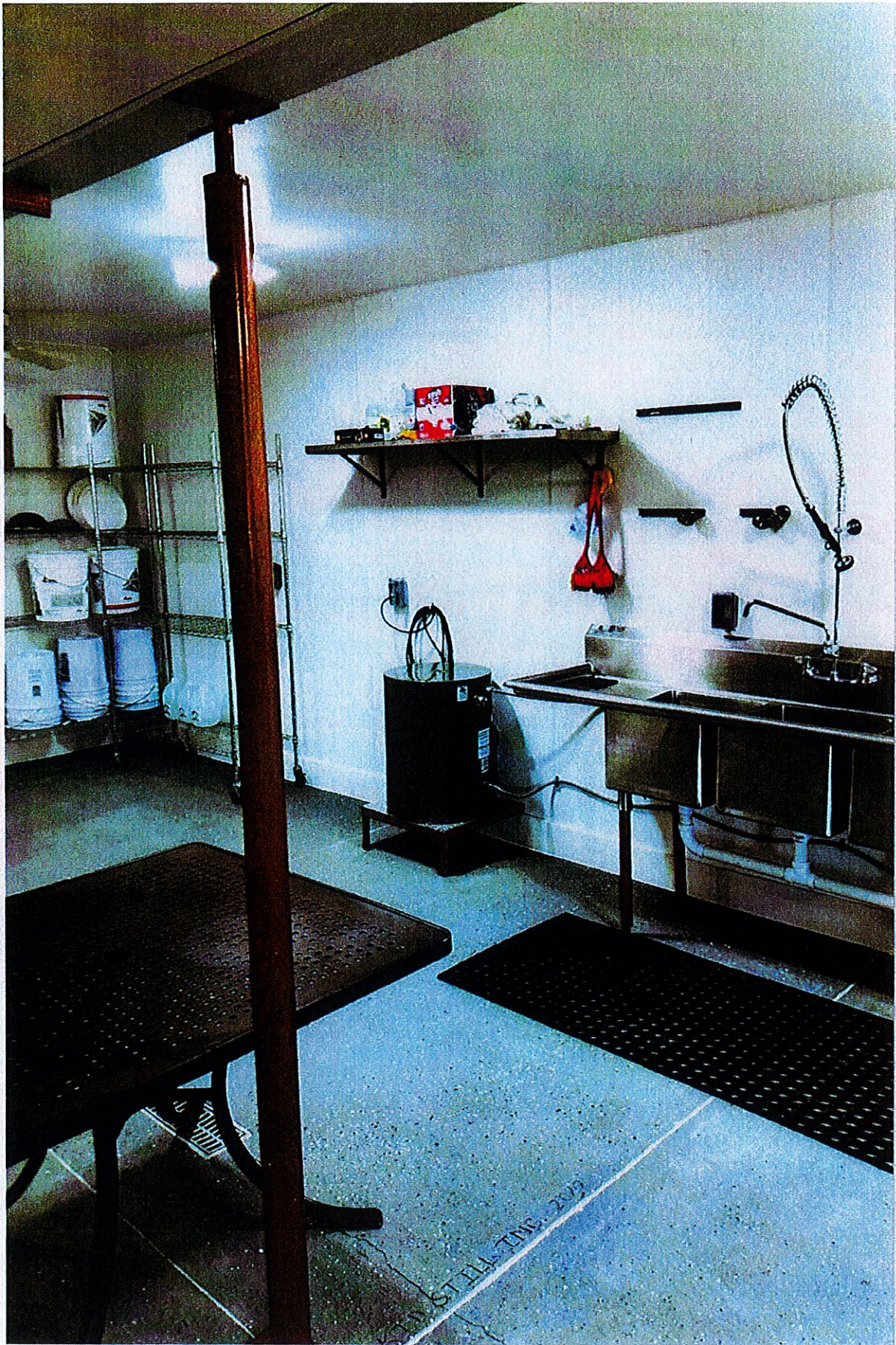




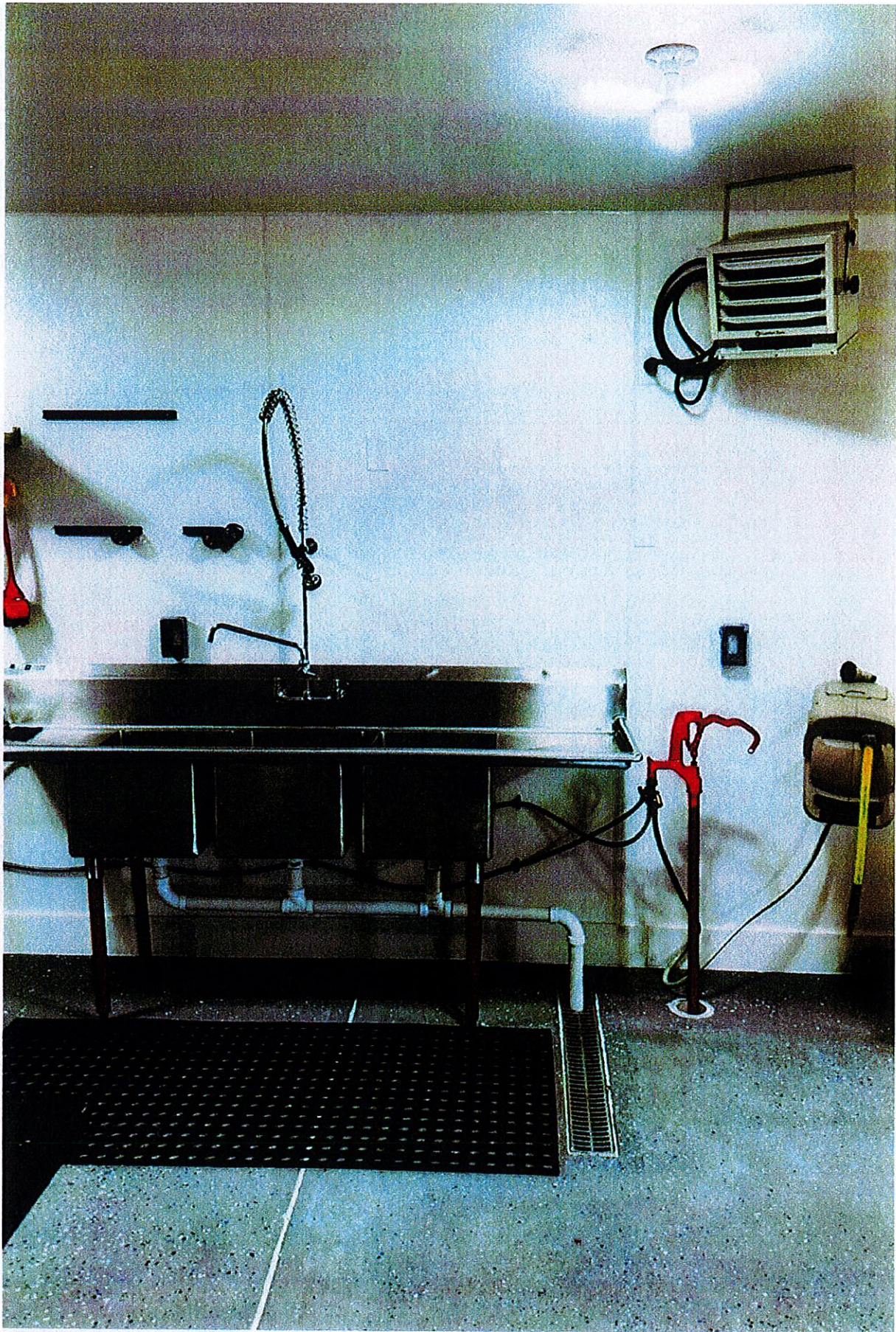
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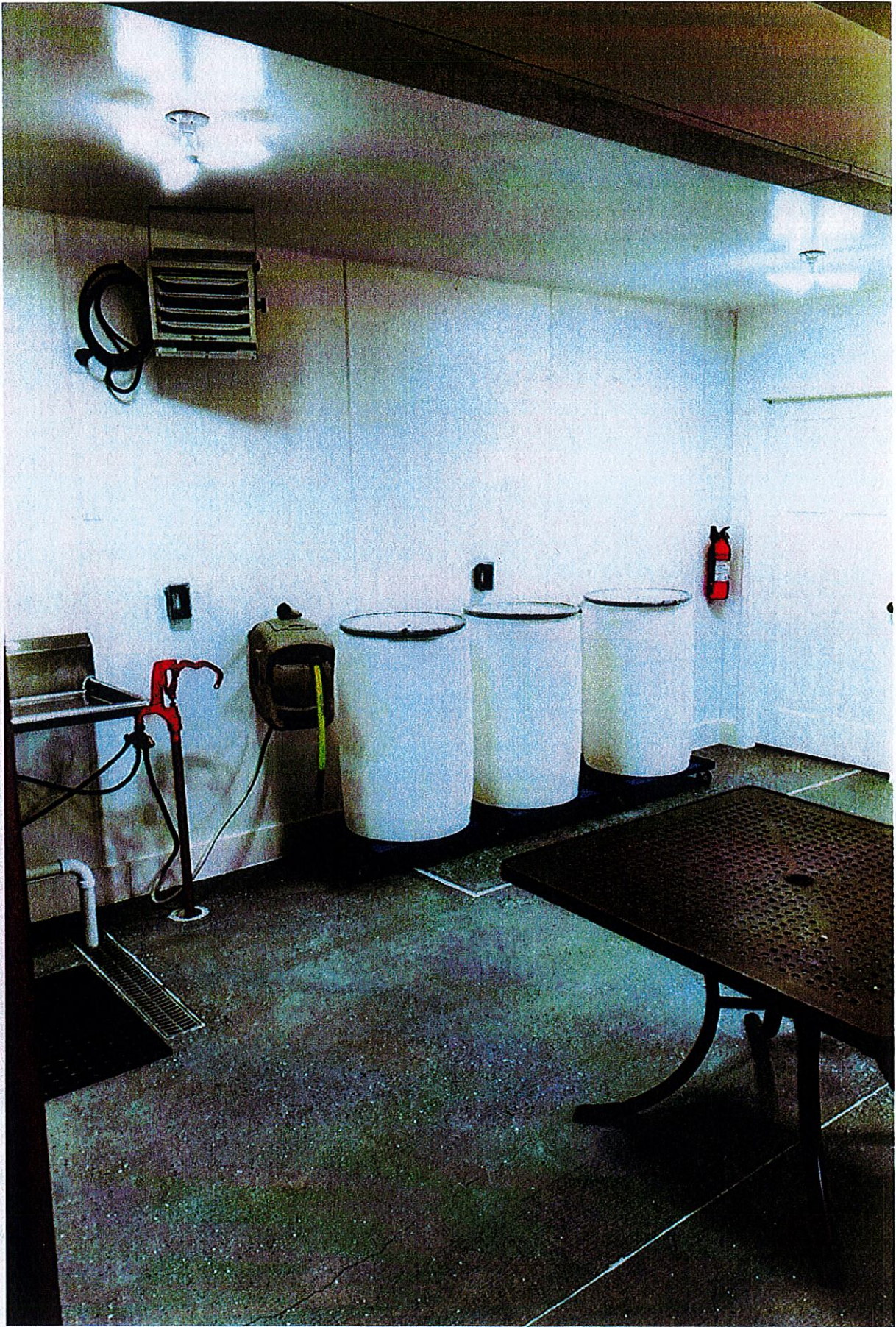
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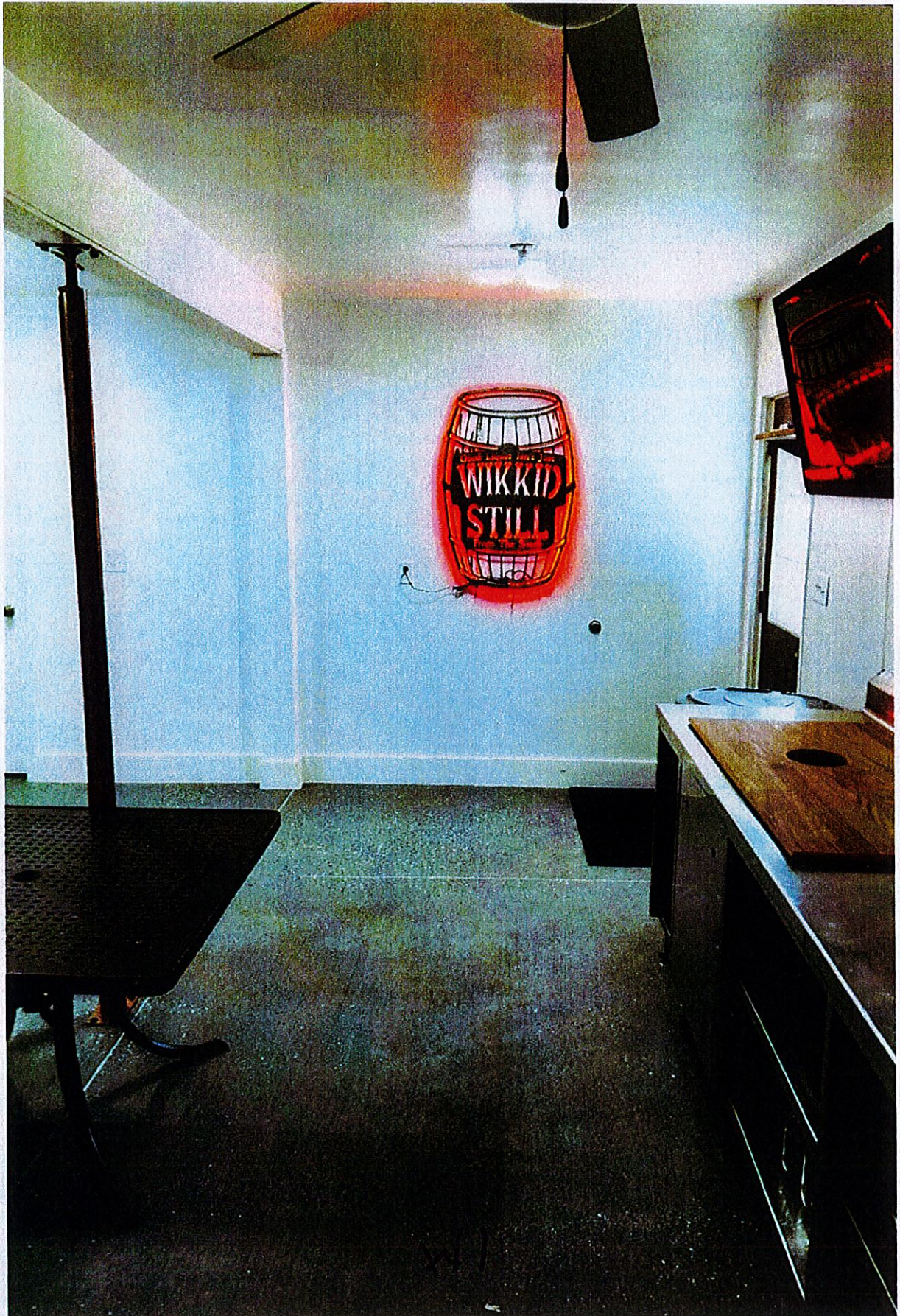
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S3



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- Resume Draft
- Help

Record 2023-DSPBI-01724-A:

[Add to collection](#)

Amended Application for Distilled Spirit Plant (Beverage and Industrial)

Current Status: Approved

[Record Info](#) ▼

[Payments](#) ▼

[Custom Component](#)

Below are the details for this record. Additional details may be found by clicking the "Record Info" drop-down menu. Once approved, your issuance letter, permit, registration, and/or notice documents will be available in "Supporting Documents and Attachments" under the "Record Info" drop-down menu.

Premises Address:

32999 250th ST

NEOLA IA 51559

Record Details

EIN / Business Name / Permit, Registry, Notice Number(s)

87-4525929 / WIKKID STILL INC.

IA-S-20042/DSP-IA-21049

87-4525929 / WIKKID STILL INC.

▼ **Select the arrow to view more details**

Contacts

Application Contact information

RYAN ROBERT GARRISON
32999 250TH STREET
PRESIDENT
NEOLA, IA, 51559
United States

Primary Phone:402-881-2321

Alternate Phone:402-250-4803

Email Address:wikkidstill21@outlook.com

Your responses to questions

ENTITY INFORMATION

Business Name: WIKKID STILL INC.

EIN: 87-4525929

PERMITS AND REGISTRATION INFO

Permit Number: IA-S-20042

Registry Number: DSP-IA-21049

REASON FOR THE AMENDMENT

Are you changing the physical location of your distilled spirits plant?: No

Are you superseding, strengthening, or adding a bond?: No

Are you adding or removing a non-contiguous No

premises?:

Are you making changes to your plant premises? Yes

Are you adding, removing or modifying existing equipment? No

Are you adding or removing an alternating premises? No

Are you adding or removing an alternating proprietor? No

Are you changing your authorized operations? No

Are you making any changes to your production procedures? No

Are you making any changes to the premises security? No

Are you adding or removing any spirits and/or denatured spirits by transfer in bond? No

Are you changing your premises address due to a notification from the USPS? No

Are you adding or removing any variances or alternate method requests? No

Are you changing your Doing Business As/Operating Name? No

Bond No Longer Required (Tax Liability \$50,000 or less): No

DSP OPERATION TYPE

Select the type of Distilled Spirits Plant (DSP) operation(s) you are applying for: Beverage Only

DSP BEVERAGE OPERATION INFO

Distiller: Yes

Warehouseman: Yes

Processor (Rectifier): Yes

Processor (Bottling): Yes

Provide the total proof gallons of spirits that can be produced daily : 5

Describe the step by step production procedure used to produce spirits from an original source. Begin with the treating, mashing, or fermenting of the raw materials and continue through each step of the distilling, purifying and refining process, until production is complete:

1. START BY SELECTING YOUR GRAINS, SUGARS, AND YEAST THAT YOUR MASH BILL WILL BE MADE UP OF. DIFFERENT MASH BILLS HAVE DIFFERENT

PERCENTAGES OF GRAINS, THUS MAKING FOR DIFFERENT TYPES OF SPIRITS. 2. BRING WATER TO YOUR TEMPERATURE THAT YOU WOULD LIKE IN ORDER TO SEPERATE ENYMES IN YOUR MASH. ADD YOUR GRAIN, OR OTHER PROPERTIES YOU WOULD LIKE TO BE PART OF YOUR MASH BILL. ONCE YOU HAVE COMPLETED THIS, DETERMINE THE TEMPERATURE THAT YOU WOULD LIKE TO ADD YOUR YEAST. 3. ALLOW YOUR MASH TO FERMENT FOR A TYPICAL 2-3 WEEKS FOR A BASIC YEAST MASH. OR YOU CAN USE A TURBO YEAST TO SPEED THE PROCESS UP TO 3-4 DAYS. 4. DURING THE FERMENTING TIME YOU WILL NEED TO CLEAN YOUR DISTILLING SYSTEM THOROUGHLY. THIS IS USUALLY DONE BY A STEAMING PROCESS OF A MIXTURE WITH VINEGAR AND DISTILLED WATER. AND ALSO SCRAPING ANY BUILT UP MASH IN THE BOILER FROM THE PREVIOUS DISTILLATION RUN. 5. WHEN YOUR MASH IS DONE FERMENTING, IT IS TIME TO SEPERATE THE GRAINS FROM THE LIQUID. THIS CAN BE DONE THROUGH A SERIES OF COURSE STRAINERS DOWN TO A FINE/CLOTHE STRAINER. 6. ADD YOUR STRAINED MASH LIQUID TO THE BOILER. SET YOUR BOILER TEMPERATURE TO YOUR DESIRED COOKING TEMPERATURE. A LOWER AND SLOWER TEMPERATURE SETTING WILL PRODUCE A HIGHER ALCOHOL CONTENT. AND A HIGHER FASTER COOKING TEMPERATURE WILL CREATE A LOWER ALCOHOL CONTENT. 7. AFTER YOU START GETTING DISTILLED SPIRITS COMING OUT OF THE WORM KEG YOU NEED TO START SEPERATING THE HEADS, HEARTS, AND TAILS OF THE SPIRITS. IT IS ADVISED TO REMOVE THE FIRST 10 PERCENT. 8. WHEN YOU DECIDE WHAT PART OF YOUR DISTILLED CUTS YOU WANT TO KEEP YOU WILL NEED TO BARREL WHAT YOU WANT TO KEEP. YOU CAN USE THE REMAINDER OF YOUR CUTS TO REFINE INTO ANOTHER SPIRIT TYPE. USING WHITE AMERICAN OAK WITH THE CHARRED LEVEL OF YOUR CHOICE WILL PRODUCE THE PRODUCT YOU ARE TRYING TO ACHIEVE. AFTER YOU HAVE BARRELED YOUR PRODUCT YOU WILL NEED TO LET IT AGE IN THE BARREL. DIFFERENT AGING TIMES WILL GIVE YOU DIFFERENT FLAVORS AND COLORS OF YOUR SPIRITS. YOU WILL HAVE TO DECIDE ON YOUR OWN TERMS ON HOW LONG YOU WANT TO AGE YOUR PRODUCT. WHEN YOU THINK YOUR PRODUCT IS READY, THEN IT IS TIME TO BOTTLE IT. 9. NOW THAT YOUR READY TO BOTTLE YOUR PRODUCT, YOU WILL NEED SANITIZED, CLEAN, NEW BOTTLES. REMOVE YOUR PRODUCT FROM YOUR BARREL AND FILTER YOUR SPIRITS TO REMOVE AND DEBRIS FROM YOUR BARREL THAT MAY HAVE COME OUT. BE SURE THAT NO OTHER CONTAMINANTS ARE IN YOUR SPIRITS. FINALLY, SEAL YOUR BOTTLE TO DESIRED LEVEL AND STORE IN A COOL DRY PLACE.

Describe how bulk spirits will be stored:

OUR SPIRITS WILL BE STORED SEPARATE FROM THE DISTILLING ROOM. THE OAK BARRELS WILL BE STORED ON WRACKS DURING THE AGING PROCESS. THE BOTTLED SPIRITS WILL BE STORED IN BOTTLE BOXES SEPARATE FROM THE DISTILLATION ROOM.

Provide the bulk storage capacity (in gallons): 200

Describe the storage system for spirits bottled and cased or otherwise packaged and placed in approved containers for removal from bonded premises:

WE WILL HAVE A ROOM THAT WILL BE SEPARATE FROM THE FERMENTING/DISTILLING ROOM UNTIL THE BOTTLES ARE READY FOR PICKUP.

Will spirits be redistilled?: Yes

DSP INFORMATION

Describe the entire tract of land by using directions and distances in feet and inches. Describe the land only:

ROUGHLY 5 ACRES. SURROUNDED BY FARMLAND. BEHIND THE DISTILLERY IS CATTLE PASTURE.

Provide the dimensions (size) of the bonded premises: 13FT BY 28FT. 16 FEET TALL

Describe the construction of each building that is part of the bonded premises:

THE BUILDING IS 16.5 FEET WIDE BY 37 FEET LONG. IT IS 9 FEET TALL WITH STORAGE ABOVE IT. IT IS MADE OF 2"X6" WOOD STUDS AND PLYWOOD ON ALL WALLS AND CEILINGS. FIBERGLASS REINFORCED WALL COVERING. CONCRETE FLOOR. ELECTRICAL AND WATER ARE HOOKED UP AND READY FOR USE.

Describe the operations conducted in each building that is part of the bonded premises:

THE MAIN FLOOR WILL BE USED FOR FERMENTING, DISTILLING, AND BOTTLING. THE STORAGE ON TOP WILL BE USED FOR THE BARRELS.

List the location of each door and window for the buildings that are part of the bonded premises:

THERE IS A 7FT BY 8FT GARAGE DOOR THAT WILL CAN ONLY BE ACCESSED BY THE INTERIOR OF THE OUTBUILDING, A 3FT BY 7FT ENTRY DOOR THAT CAN ONLY BE ACCESSED FROM THE INTERIOR OF THE OUTBUILDING, A 3FT BY 3FT WINDOW THAT IS HALF WAY BETWEEN THE ENTRY DOOR AND GARAGE DOOR.

If only part of the building is being used for DSP operations, list and describe each floor/room(s) that are part of the bonded premises and the operations being conducted. Enter N/A if the entire building is being used for the DSP operations: STORAGE ABOVE THE DISTILLERY ROOM

List any outside tanks used for the bonded premises: N/A

Describe the general premises which includes all areas of the plant that are not covered under the bond: N/A

Will you be alternating?: No

Provide the maximum combined number of proof gallons that will be produced, stored, and in transit to the bonded premises during a 15 day period: 20

I certify that I AM NOT required to provide a bond: Yes

Describe the plant security, including methods used to secure buildings or plant operations located within a portion of the building and any outdoor tanks: KEYED LOCKS, VIDEO SURVEILLANCE.

Will any guard personnel be employed?: No

Will any electronic or mechanical alarm system be used?: No

I certify that locks used will meet the following specifications as required in the Code of Federal Regulations, Part, 19.192 (f). (i) Corresponding serial number on the lock and on the key, except for master key locking systems; (ii) Case hardened shackle at least one-fourth inch in diameter, with heel and toe locking; (iii) Body width of at least 2 inches; (iv) Captured key feature (key may not be removed while shackle is unlocked); (v) A tumbler with at least 5 pins; and (vi) A lock and key containing no biting data:

List all persons, by their position and title, who have access to the keys for the locks:

RYAN GARRISON- PRESIDENT JEREMY GARRISON- VICE PRESIDENT

By checking this box I certify that accounting records for this distilled spirits plant will be maintained in accordance with generally accepted accounting principles: Yes

Describe any other business that will be conducted on the premises. Please include a description of the business, a list of buildings and/or equipment that will be used, and a statement of the relationship of the business to the distilled spirits plant, if there is any:

JEREMYRYANCONSTRUCTION LLC. OUR OTHER COMPANY. SMALL TOOL STORAGE. FYI- UNDER ROOF. NOT ON DSP PREMISES

Will you have a tasting room?: No

Will you have a retail store?: No

OWNER BACKGROUND INFORMATION

Has any shareholder with more than 10% voting stock, sole owner, general partner, LLC member/manager, or corporate officer or director ever been denied a permit, license, or other authorization to engage in No

any business to manufacture, distribute, import, sell, or use alcohol products (beverage or non-beverage) by any government agency (federal, state, local, or foreign) or had such a permit, license, or other authorization revoked, suspended, or otherwise terminated?:

Has any shareholder with more than 10% voting stock, sole owner, general partner, LLC member/manager, or corporate officer or director ever been arrested for, charged with, or convicted of any crime under federal, state, or foreign laws other than traffic violations or convictions that are not felonies under federal or state law?: No

DECLARE AND ACKNOWLEDGE

I declare under penalties of perjury under the laws of the United States of America, that I have examined this application, including accompanying statements, and to the best of my knowledge and belief, it is true, correct, and complete.: Yes

Declaration Date: 06/23/2023

Table data

DSP EQUIPMENT

Select type of Equipment:

Still

Serial Number:

009WSCC

Capacity:

20

Kind of Still:

Pot Still

Intended Use:

Still - Distillation

REQUIRED DOCUMENT CHECKLIST

Document Type:

Diagram

Method of Submission:

Uploaded



Name: Wicked Still, Inc

Payment Date: 4-12-24

Description: Check for Bond #64584

Amount Received: \$100.00 check #1368

Case # CU-2024-03 Attachment #2

FOR OFFICE USE ONLY: RECEIPT # _____

POTTAWATTAMIE COUNTY, IOWA CONDITIONAL USE PERMIT APPLICATION

PROPERTY OWNER	Name	JEREMY GARRISON			
	Mailing Address	Street	City, State, Zip	NEOLA IA 51559	
	Contact Information	Email <input type="checkbox"/>	Home # <input type="checkbox"/> Work # <input type="checkbox"/> Cellular <input checked="" type="checkbox"/>	402-250-4803	
APPLICANT <small>(if other than property owner)</small>	Name	WIKKID STILL INC.			
	Mailing Address	Street	City, St, Zip	NEOLA IA 51559	
	Contact Information	Email <input checked="" type="checkbox"/>	Home # <input type="checkbox"/> Work # <input type="checkbox"/> Cellular <input checked="" type="checkbox"/>	402-881-2321	
	<input checked="" type="checkbox"/> Best Way to Contact	<input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Owner's Authorized Agent <input type="checkbox"/> Legal Option Holder			
REPRESENTED BY	Name	RYAN GARRISON / JEREMY GARRISON			
	Mailing Address	Street	City, St, Zip	NEOLA IA 51559	
	Contact Information	Email <input checked="" type="checkbox"/>	Home # <input type="checkbox"/> Work # <input type="checkbox"/> Cellular <input checked="" type="checkbox"/>	402-250-4803 402-881-2321	
PROPERTY INFORMATION	Job Site Address	<input type="checkbox"/> Same as above #1 <input type="checkbox"/> To be assigned by Planning Dept.	32999 250th ST NEOLA IA 51559		
	Civil Township				
	Legal Description	<input type="checkbox"/> Per Attachment			
	Parcel Number				
	Zoning District	<input type="checkbox"/> A-1 <input type="checkbox"/> A-2 <input type="checkbox"/> A-3 <input type="checkbox"/> A-4 <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5			
	Floodplain Development	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, subject to Flood Plain Regulations.		
PROPOSAL	Present Use	OUTBUILDING			
	Requested Conditional Use	DISTILLERY - MANUFACTURING ONLY			
	Intended Improvements	NONE			

ATTACHMENTS

ATTACHED TO THIS APPLICATION IS THE FOLLOWING DOCUMENTATION AND/OR ATTACHMENTS:

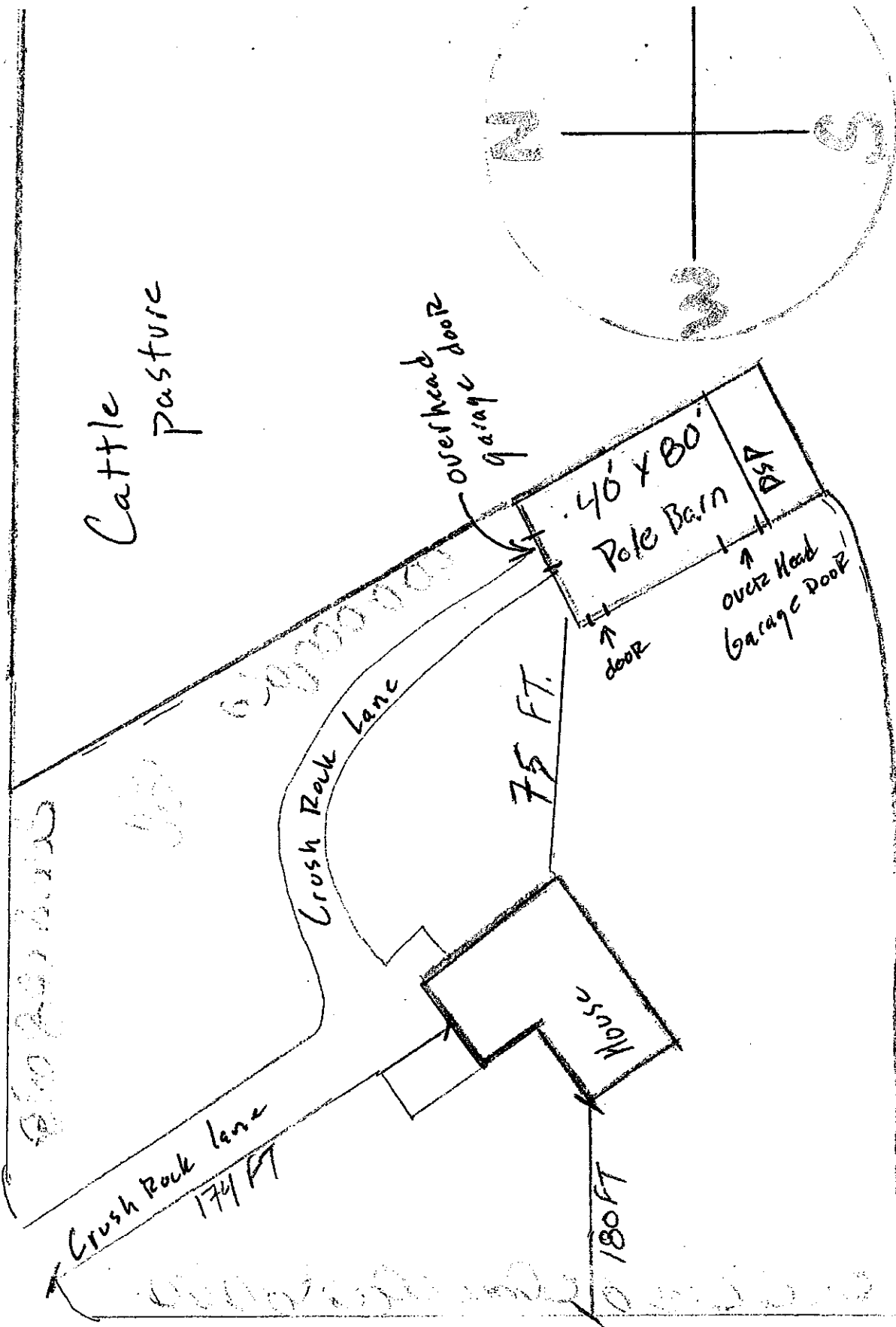
- | | | |
|--|--------------------------|--------------------------|
| | Attached | NA |
| A. Site Plan, Drawn to Scale | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Information Pertinent to the Request | <input type="checkbox"/> | <input type="checkbox"/> |
| C. Filing Fee-Checks are to be made payable to "Pottawattamie County Treasurer". | <input type="checkbox"/> | <input type="checkbox"/> |

Please make be certain that you want to proceed with this project when you submit your application. The fees that you submit are not refundable once the application is submitted.

SIGNATURE

THE FACTS I HAVE PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Owner's Authorized Agent <input type="checkbox"/> Legal Option Holder	Signature	Date
	Type or Print Name	3/12/2024
JEREMY GARRISON		

Whippoorwill Road Crush Rock Road



Cattle Pasture

40' x 80' Pole Barn

overhead garage door

75 FT.

House

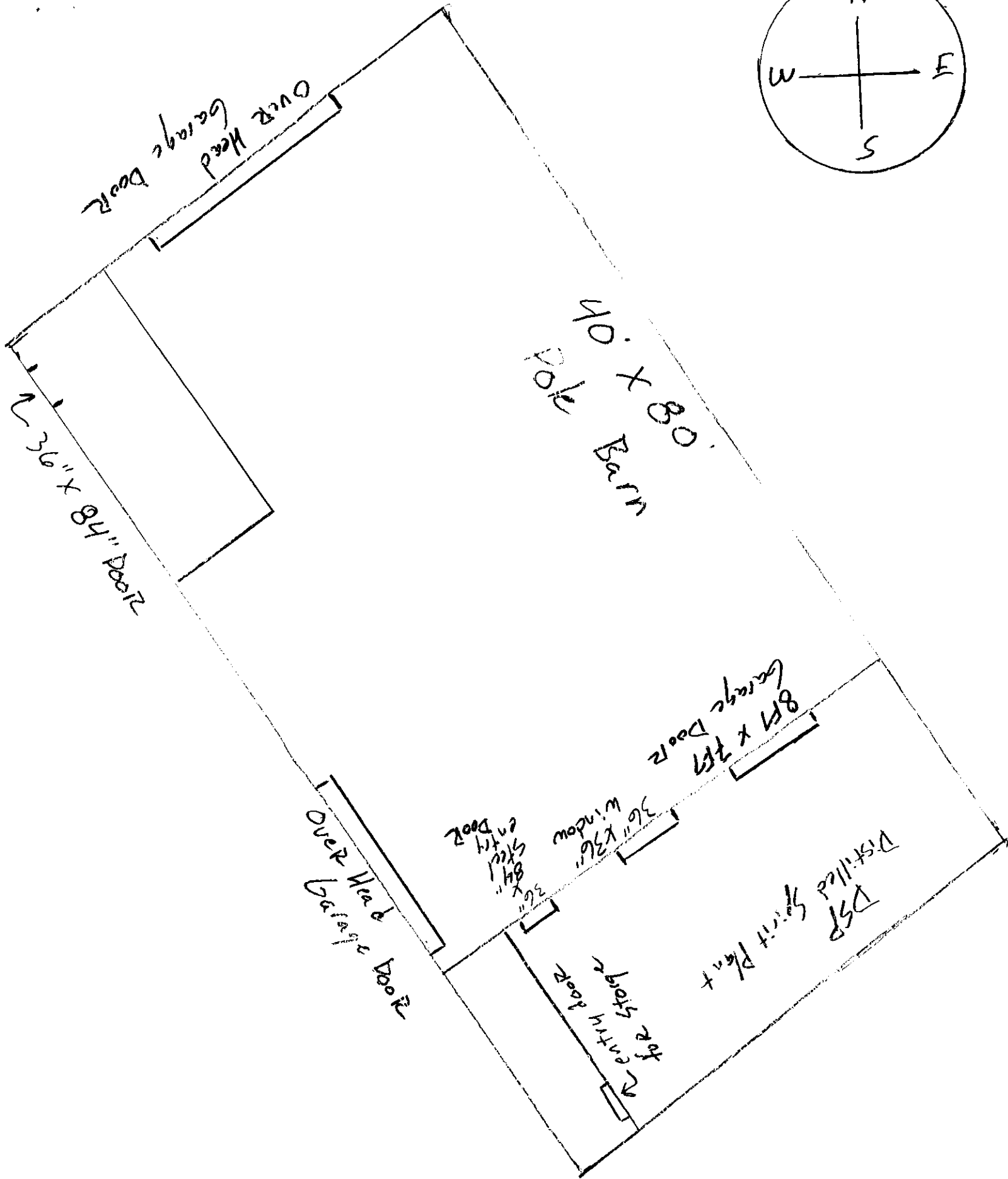
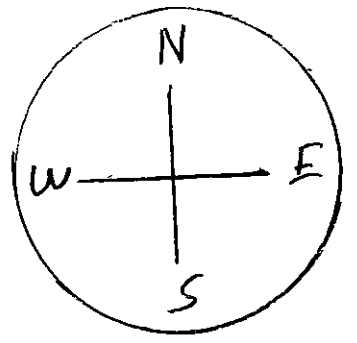
Crush Rock lane 174 FT.

180 FT.

Residence

Cattle Pasture

250th Street + Crush Rock Road



Over Head Garage Door

40' x 80' Pole Barn

36\" x 84\" door

Over Head Garage Door

84' x 74' Garage Door

36\" x 36\" window

36\" x 84\" steel entry door

entry door
take storage

Distilled Spirit Plant