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# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2009-0549 Special Use Permit Introduced

Special Use Permit to establish a processing and production facility for alcohol/spirits (no on site sales) located at 2078 S. 56 St. (Tax Key No. 474-0264-003)

Introduced: 9/1/2009

Controlling Body: Safety & Development Committee

### Plan Commission

### COMMITTEE RECOMMENDATION

*File*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>10/6/09</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak				
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt				
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel				
			TOTAL	<u>5</u>	<u>0</u>		

### SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

### COMMON COUNCIL ACTION

### PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>OCT 06 2009</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>10</u>			

# Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214  
414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

**Applicant or Agent for Applicant**

**Agent is Representing** (Owner/Leasee)

Name Piero Spada  
 Company Ventus LLC  
 Address 2078 S. 56th St  
 City West Allis State WI Zip 53219  
 Daytime Phone Number 262-408-1104 (cell)  
 E-mail Address piero.spada@gmail.com  
 Fax Number \_\_\_\_\_  
 Project Name/New Company Name (if applicable) Ventus LLC

Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Daytime Phone Number \_\_\_\_\_  
 E-mail Address \_\_\_\_\_  
 Fax Number \_\_\_\_\_

**Agent Address will be used for all official correspondence.**

**Property Information**

Property Address 2078 S. 56th St. 474-0264-002  
 Tax Key Number 474-0264-004, 474-0264-003  
 Current Zoning M-1 Manufacturing District  
 Property Owner IBEX I, LLC  
 Property Owner's Address (AGENT) 1243 N. 10th St., 300  
MILWAUKEE, WI 53205  
 Existing Use of Property Vacant  
 Structure Size 2,250 ft<sup>2</sup> Addition \_\_\_\_\_  
 Construction Cost Estimate: Hard \_\_\_\_\_ Soft \_\_\_\_\_ Total 500  
 Landscaping Cost Estimate \_\_\_\_\_  
 Total Project Cost Estimate: 500  
 Previous Occupant CUSTOM INTERIOR SOLUTIONS

**Application Type and Fee**

(Check all that apply)

- Request for Rezoning: \$500.00 (Public Hearing required)  
Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_
- Request for Ordinance Amendment \$500.00
- Special Use: \$500.00 (Public Hearing required)
- Transitional Use \$500.00 (Public Hearing Required)
- Level 1 Site, Landscaping, Architectural Plan Review \$100.00
- Level 2 Site, Landscaping, Architectural Plan Review \$250.00
- Level 3 Site, Landscaping, Architectural Plan Review \$500.00
- Site, Landscaping, Architectural Plan Amendments \$100.00
- Extension of Time: \$250.00
- Certified Survey Map: \$500.00 + \$30.00 County Treasurer
- Planned Development District \$1500.00 (Public Hearing required)
- Subdivision Plats: \$1500.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- Signage Plan Review \$100.00
- Street or Alley Vacation/Dedication: \$500.00
- Signage Plan Appeal: \$100.00

**Attach detailed description of proposal.**

In order to be placed on the Plan Commission agenda, the Department of Development must receive a completed application, appropriate fees, a project description, 6 sets of scaled, folded and stapled plans (24" x 36") and 1 electronic copy (PDF format) of the plans by the last Friday of the month, prior to the month of the Plan Commission meeting.

**Attached Plans Include:** (Application is incomplete without required plans, see handout for requirements)

- Site Plan
- Floor Plans
- Elevations
- Signage Plan
- Legal Description
- Certified Survey Map
- Landscaping/Screening Plan
- Grading Plan
- Utility System Plan
- Other \_\_\_\_\_

Applicant or Agent Signature *Piero Spada*

Date: 7/30/09

Subscribed and sworn to me this 30<sup>th</sup> day of July, 2009

Notary Public: Barbara J. Bunkee  
 My Commission: Expire 9/25/11

**Please make checks payable to:  
City Of West Allis**

*Please do not write in this box*

Application Accepted and Authorized by: \_\_\_\_\_

Date: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Total Fee: \_\_\_\_\_

7/30/09

### **Business Framework/Background**

Ventus LLC is comprised of two brothers, Piero and Marco Spada. Piero is President and in charge of operations and production. Marco is VP of Finance and Marketing. Piero has a background and received a M.S. in winemaking from Cornell University. Marco is currently pursuing his M.S. in finance analysis from University of Wisconsin – Milwaukee.

### **Description**

At Ventus LLC we will be rectifying alcohol spirits in compliance with all state and federal regulations to produce a family-recipe Limoncello liqueur branded as Solè. Our mission is to handcraft and purvey artisanal liqueurs and establish a reputation as the premier, family-owned company for new age beverages. Limoncello is a lemon infused liqueur traditionally produced in southern Italy and is comprised of grain alcohol, lemon zest and sugar. On site, we will produce and bottle Solè Limoncello. Basic Equipment includes: stainless steel tanks, alcohol pump, filter, bottling line, juice press, and lemon zester.

*Food processing special use 12-45(2)*

In accordance with current state law, no sales will occur on site. Sales will be strictly to a licensed alcohol distributor. However, should current law change, face-to-face retail will be carried out on site as well. Sales will initially be targeted within the state of Wisconsin and the Chicago area.

### **Vision**

Our goal at Ventus LLC is to have Solè Limoncello become our staple product, while branching out into other “cellos” such as: orange, cranberry, ginger, etc. Furthermore, other distilled spirits may be pursued such as production of brandies. A goal for Ventus LLC is to expand distribution on a national level.