Case No. 19PD024

Legal Description:

Lot 23 of Marlin Industrial Park, located in Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
To: Rapid City Community Planning and Development Services  
Re: Application for Zymurcracy Beer Company (WV, LLC)

Business Background:

We are a veteran-owned business that has a passion for sharing our love for hand-crafted beer with our community. We are all certified beer servers through the cicerone program and two of the owners are also certified in the Beer Judge Certification Program (BJCP). Over the past ten years, we have accumulated more than 50 medals for our beer across the country in BJCP sanctioned competitions. All three owners were born and raised in the Black Hills and have been an integral part of the craft beer community. In 2013 and 2014, we helped organize the Main Street Square Beirborne event and ran the local homebrew competition. We intend to continue our active involvement in the community through service and participation in local events.

Current Use:

We currently operate a 3 barrel production brewery with a small tasting room on site for on and off sale purchase in Suite 6 of 4624 Creek Drive. The majority of the space is used for manufacturing beer for both the tasting room and off site distribution. Distribution of our product is our ultimate goal, as we want to share our beer across the state.

Request for Amendment:

We are requesting a major amendment to our original planned development application. We would like to extend our brewery space into 1600 square feet of the adjoining warehouse space in the rear portion of Suite 5. The connection to Suite 5 from our current space in Suite 6 would be through the hallway leading to the existing bathrooms. 600 square feet of the new space would be used for private events and occasional overflow taproom seating. This would allow guests to hold meetings, celebrate anniversaries, birthdays, or other special events in private, away from the taproom. 1,000 square feet of the new space would be used for storage. No other changes to the original application are being requested.

Parking:

Since the original application was submitted, a second warehouse building, with 36 additional parking spots was constructed. These two parking areas have an adjoining, shared entrance.
Zymurcracy Beer Company (Suite 6)

Tasting room (1,000 sq. ft.): 10 per 1,000 sq. ft. = 10 spots

Additional event/seating area (600 sq. ft.): 10 per 1,000 sq. ft. = 6 spots

Manufacturing (1,220 sq. ft.): 2.1 per 1,000 sq. ft. = 2.6 spots

Storage (375 sq. ft.): 0.25 per 1,000 sq. ft. = .09 spots

Outdoor seating area (200 sq. ft.): 10 per 1,000 sq. ft. = 2 spots

Parking spots required for Zymurcracy Beer Company including new area = 20.7 spots

Other businesses in both warehouses:

Building 1: 4624 Creek Drive
Office: 3,970 sq. ft. = 19.9 spots
Warehouse: 8,875 sq. ft. = 2.2 spots

Building 2: 2136 Marlin Drive
Office: 4,357 sq. ft. = 22 spots
Warehouse: 11,621 sq. ft. = 2.9 spots

Total parking spots required for all businesses in both buildings = 68 spots

Total parking spots provided = 74 spots.

Additional Information

Every business in both warehouse buildings operate from Monday through Friday from 9 am – 5 pm or Sunday 8 am – 12 pm. There are no businesses operating in the evening during the week or after noon on the weekend. This leaves both parking lots open for customer parking during the hours in which we operate our business.

Zymurcracy Beer Company Hours of Operation

Tuesday - Thursday from 3-10 pm
Friday and Saturday from 12-11 pm
Sunday from 12-7 pm.

Thank you for your consideration,

Shanon Waldner, Co-founder
Jay Waldner, Co-founder
Robert Verry, Co-founder
NORTH ELEVATION
SCALE 1" = 1'-0"

WEST ELEVATION
SCALE 1" = 1'-0"

EAST ELEVATION
SCALE 1" = 1'-0"

SOUTH ELEVATION
SCALE 1" = 1'-0"

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