Case No. 20PD024

Legal Description:

Lot 2 of Block 2 of Fifth Street Office Plaza Subdivision, located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Application for Conditional Use Permit
A written statement describing the proposed or intended use.

4905 5th Street, Suite 103’s intended use is for a small taproom-style brewery. Beer will be brewed on site in a 5-barrel electric brewhouse. Greater than 90% of production will be served through the taproom. On-campus beers will be served in 4oz, 8oz and 16oz quantities. The brewery will also have a small canning line and offer “to go” sales. “To go” beer will be sold in four- or six-packs of 12oz sealed cans over the counter, as well as through a drive thru window. At maximum, production from the brewery will not exceed 1000-1200 barrels of beer per year. There will not be food preparation or sales in the building.

Hours of operation will be adjusted as demand grows, and as COVID guidelines allow. The first year hours are to be set at 1500-1900 Monday/Tuesday/Wednesday for “to go” sales only, 1200-2100 Thursday for “to go” and taproom sales, 1200-2300 Friday/Saturday for “to go” and taproom sales, 1200-1800 Sunday for “to go” and taproom sales.

It will not be uncommon for the brewery to be frequented by greater than 20 guests at one time. When fully staffed, employees will be trained to handle greater than 50 patrons. All sales are to be done via bar service only.

The brewery will open with 5-7 staff members, of which 2-3 will be on site during business hours. 1-2 staff members will frequent the brewery during non-business hours for brewing, cellaring, and cleaning.

It is anticipated to have one large delivery every 1-2 weeks. This delivery will be scheduled on Monday - Wednesday before 1500. There will be smaller postal-style deliveries almost daily. Large deliveries will be accepted at the back of the building.

Concerning COVID, staff will follow current CDC guidelines regarding cleaning and customer contact. With the availability of a large space, the taproom will have the ability to continue social distancing as advised.