

Case No. 20UR013

Legal Description:

Lot 2 of Manor House Subdivision, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

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JUN 12 2020

Last Mile Brewing, Inc.

Statement of Proposed Use for 635 Creek Drive, Unit C
June 12, 2020RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

The proprietors of Last Mile Brewing, LLC, propose to use the site located at 635 Creek Drive, Unit C, Rapid City, SD 57703 for a 3.5 BBL capacity brewhouse, tasting room, and retail store.

This unit is located on the west end of the building, and is approximately 1200 square feet in total. It is zoned light industrial (LI). There is a small room in the front (south side), where the main entrance door is located, of approximately 173 square feet. We intend to use this area as a small tasting room and retail store. We will offer tastings of current products as well as apparel, glassware, and other small branded items. We will also sell packaged beer for offsite consumption. If the current proposal to allow up to 20 percent of floorspace to be used for a taproom in LI-zoned properties is made official, we will set up a small bar to offer beer for consumption on site. There is a bathroom in the NE corner, 38 square feet in size. There is a service door at the front of the unit.

We intend to brew approximately 10-15 batches of beer per month. Each batch will be 3.5 BBL (~108 gallons). The majority of our beer will be packaged in kegs and sold to area bars to be put on tap. This is a startup operation which will focus on minimizing expenses while establishing a brand and creating local demand. The proprietors are financing this project without loans, with the intention of building the brand and eventually establishing additional, larger locations as we grow.

We will require minimal remodeling as we will only need to add a cold room, which will either be framed in or purchased as a unit and moved inside. This area will be approximately 150 square feet. The batches will be small enough to ferment the beer at ambient room temperatures for most of the year. We will be using food-quality plastic fermentors that do not require glycol chilling. Our brewhouse is fully electric and does not require plumbing nor gas hookup. There is a large trench-style floor drain which has recently been upgraded to city sewerage which will be more than sufficient to handle any accidental spills.

Our hours of operation will vary for the production of our beer. There will be minimal disruption as there are no residential units in the immediate area and there is no significant noise created during the brewing process. The tasting room will most likely be limited to afternoons and evenings Thursday-Sunday. Again, the proprietors' primary intent is to produce and package beer at this location, and move the bulk of our production to area bars and restaurants to put on their taps in order to establish our brand identity.

We intend to produce high quality ales and lagers that are approachable to most beer drinkers. Our brewer has over 25 years' experience in homebrewing, as well as a degree in Microbiology and a work history that includes pilot-level industrial fermentation. We have many recipes dialed in and ready to go, including a light Kolsch-style ale, pale ale, amber ale, Belgian-style wheat, and imperial stout.

Initially, our staff will consist of the three principal owners: Kent Bradley, Angela Bradley, and Kyle Schaible. We may hire a part-time worker to assist with cleaning, etc. Initially, we will most likely self-distribute to Black Hills area bars and restaurants that have beer on tap. This property can easily accommodate delivery trucks and vans, and we won't be producing quantities that would require semi trucks for pickups or deliveries.

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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

Last Mile Brewing, Inc.
Site Plan for 635 Creek Drive, Unit C
June 12, 2020

The proprietors of Last Mile Brewing, LLC, propose to use the site located at 635 Creek Drive, Unit C, Rapid City, SD 57703 for a 3.5 BBL capacity brewhouse, tasting room, and retail store.

We have included in our application a professional survey of the property that includes building dimensions, setbacks, parking, etc. There are three separate but similar buildings at three adjacent addresses on this parcel (635, 655, and 675 Creek Drive). Our unit is on the west end of the north building. This statement will address the required information on the conditional use permit checklist.

PARKING: There is space for up to 3 vehicles directly in front of our unit and up to an additional 12-15 spaces along the rest of our building and the center building (655 Creek Drive). The front of the building has a concrete apron, which extends about 15 feet from the edge of the building to an asphalt drive, with another adjacent concrete apron along the front of the center building. The other tenants currently include a uniform and equipment shop, a window tinting shop, and a paintless dent repair shop. There are rarely more than a few vehicles parked in this area, as the main unit of the PDR shop is in the southernmost building, with the units near ours being used primarily for overflow storage. The west side is surfaced with well-packed, well-drained gravel.

LOADING AND UNLOADING DOCK AREA PLANS: There is no loading dock on this unit. The loading/unloading area is level with the driveway. We will use delivery vehicles with lift gates if necessary. There is a service door on the front of the building with approximately 45 feet of paved space that will be available to a delivery truck to back into if desired. Since the property has two approaches – one off of Centre Street and one off of Creek Drive – it will be possible for delivery trucks to simply drive through, and this is likely what most will do.

INTERNAL TRAFFIC CIRCULATION: As previously stated, due to the property having two entrance/exit points, it will be quite easy for a delivery truck to simply pass through without having to turn around. Traffic will enter on Centre Street and exit on Creek Drive, or vice versa. If it is necessary for a delivery truck to back in through the service door, there is ample room to do so. There is 45 feet of open space directly in front of the service door (60 feet if no one is parking next to the building to the south), and 25 feet along the side.

LANDSCAPING PLAN: We are not modifying any exterior portion of the building nor grounds surrounding the building. Currently the front (south side) of the building has concrete and asphalt surfacing, the west side of the building has gravel overlay, which extends back to Centre Street. The north and east sides of the building are grass-covered with minimal adornment.

FENCING AND RETAINING WALL PLANS: There is no fencing nor retaining wall around our building. There is a small retaining wall (2-3 feet) between 655 and 675 Creek Drive.

SIGNAGE AND LIGHTING PLANS: There is a large permanent sign on Creek Drive with several slots for tenants to put their individual business sign. Each slot measures 4 ft X 2 ft. We will most likely purchase a space. We will have a custom printed applique for the front window, which measures

36" X 42". There is exterior lighting attached to each building on automatic light sensors. We will not add any additional lighted signage to the exterior of the building or anywhere on the property.

DUMPSTER AND MECHANICAL EQUIPMENT PLANS: The dumpster sits at the NW corner of the building. We will use no external mechanical equipment. The only mechanical equipment we will use will be a motor for our grain mill, electric burners for our kettles, refrigerators, and air conditioners. The burners will use 208V 3-phase power, which is wired into our unit and functional. The utility service line enters through the rear (north side) of the building.

ELEVATIONS PLANS: Our unit comprises approximately 1200 ft² in a single-story, A-framed building, 18' at the top and 11' at the soffits. The roof has brown asphalt shingles and the siding is painted a burnt orange/raw umber color. The adjacent external area is relatively level, with a slight slope going from north to south across the property.

BUILDING SETBACKS: The building setbacks are detailed in the attached site survey. We will not modify these in any way.

APPROACH LOCATIONS: One approach is located on the north side of the property, off of Centre Street, on the west edge along the property line. The other approach is on the east side, off of Creek Drive. Our building is on the north side of the driveway from this approach, and the center building (655 Creek Dr.) on the south side. This driveway "T's" into the other approach along the west side of our building, so incoming traffic can simply turn and continue out of the other approach. Alternatively, a customer could park, back out, and exit through the same approach they entered.

SITE PLAN: Included as a separate document.

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JUL 12 2023

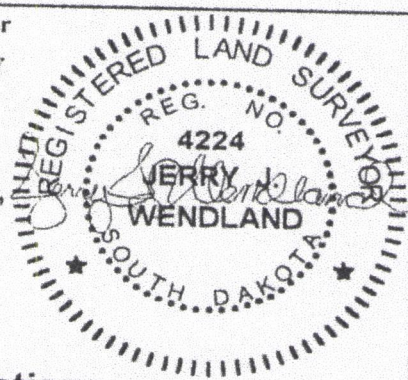
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

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 6909 Ridgeview Dr.
 Black Hawk, SD
 57718-9555
 Tele: 605-787-4503 / Fax: 605-787-9454

ANGLE SURVEYS

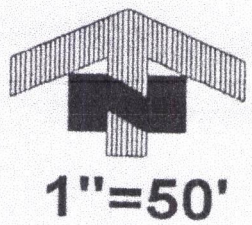


I, Jerry J. Wendland, Registered Land Surveyor #4224 in the State of South Dakota, do hereby certify that this drawing and the survey thereof were performed by me and that the location of the major improvements to the property are shown to the accuracy needed to satisfy the needs of a title company, mortgage company, and/or lender, and that any encroachments, in evidence or known to me, onto other properties, or any encroachments of other properties onto this property, if any, are so noted or shown hereon. Dated this 6th day of June, 2001.



Legal Description:
 Lot 2, Manor House Addition
 Rapid City, Pennington County, SD

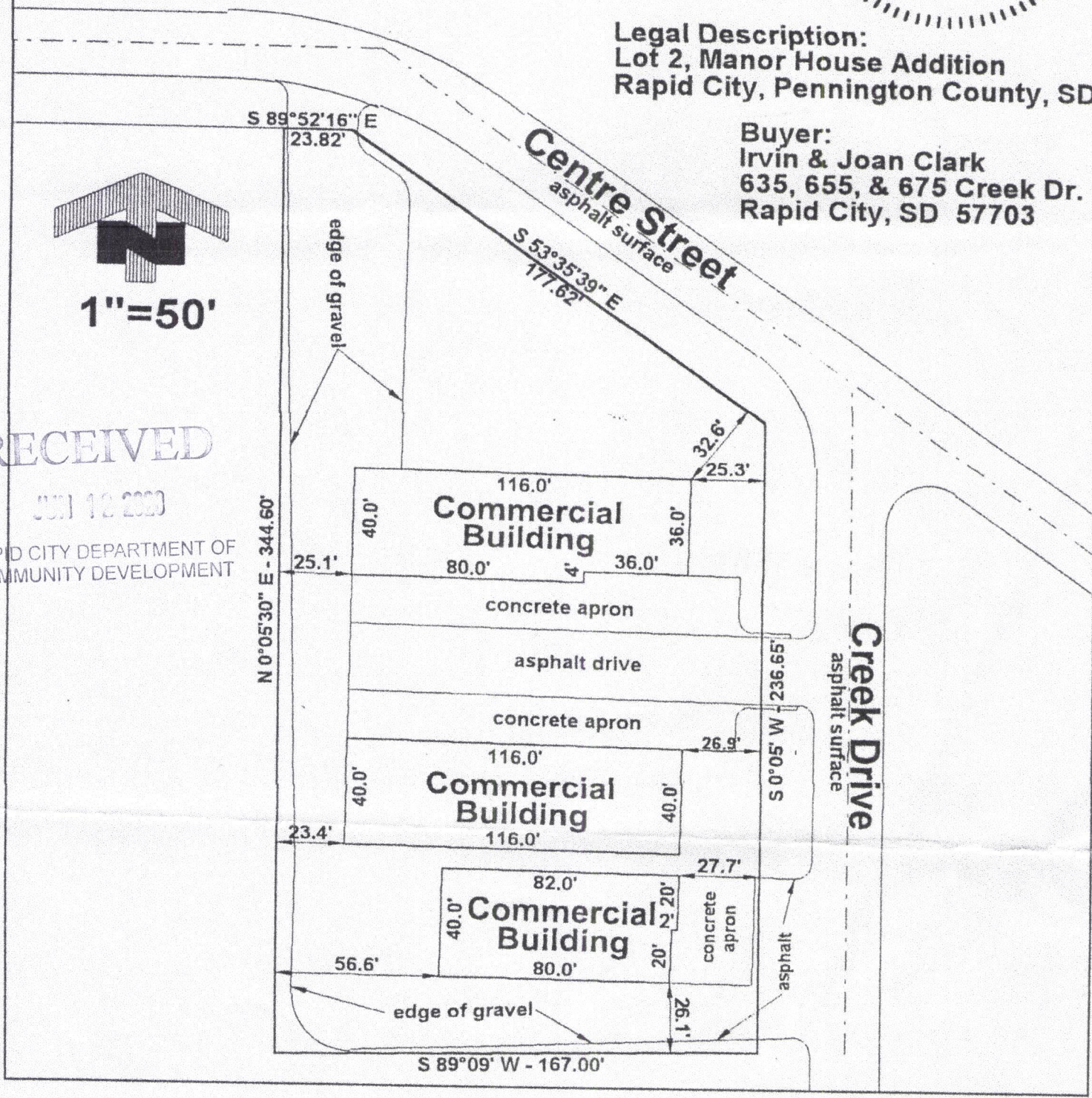
Buyer:
 Irvin & Joan Clark
 635, 655, & 675 Creek Dr.
 Rapid City, SD 57703



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JUN 12 2001

RAPID CITY DEPARTMENT OF
 COMMUNITY DEVELOPMENT



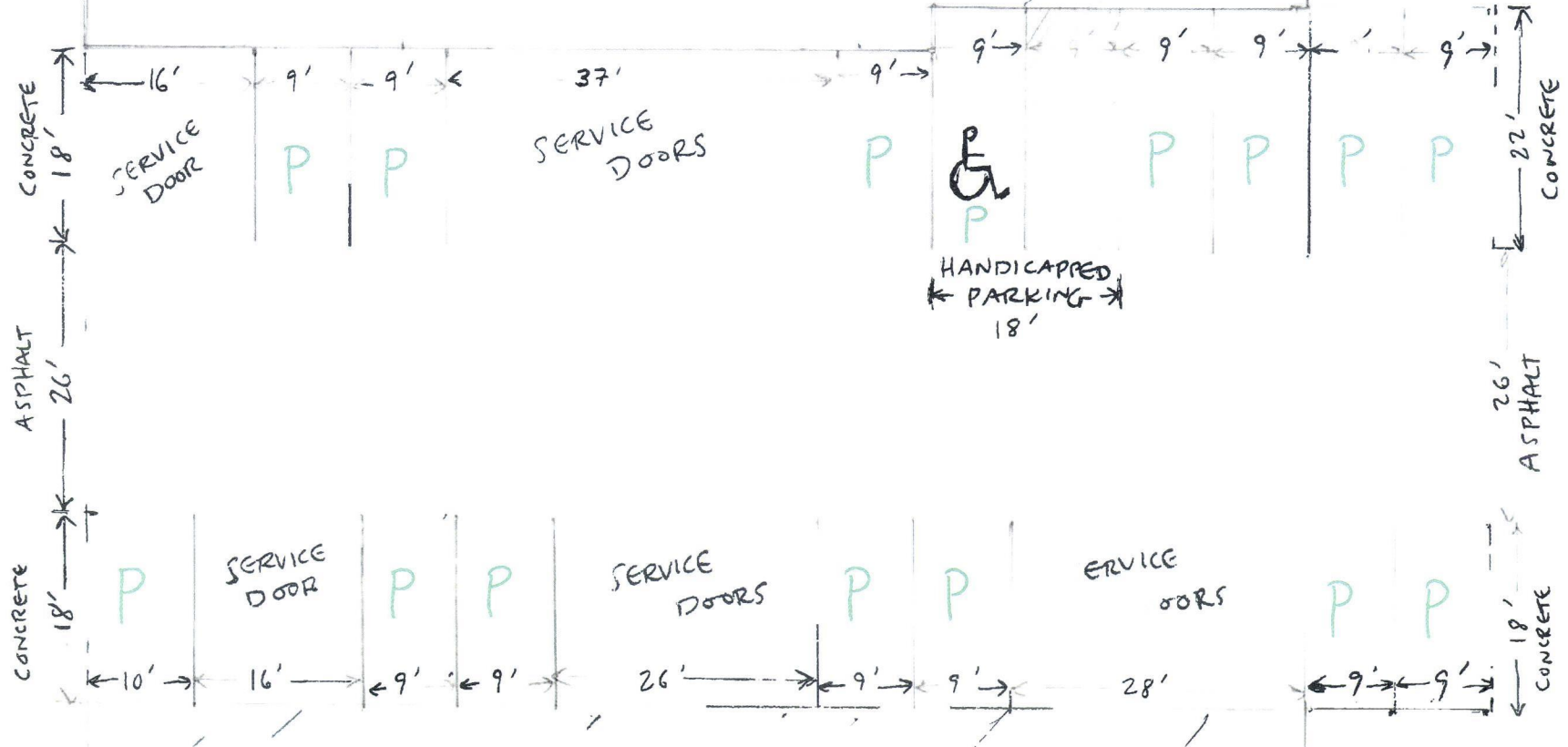
Irvin & Joan Clark



SCALE:
1" = 16'

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JUN 19 2003
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

635 Creek Dr




155 Creek Dr

Total: 15 parking spaces:
 9 - 9' x 18'
 1 - 10' x 18'
 1 handicapped, total 18' x 18'
 4 - 9' x 22'

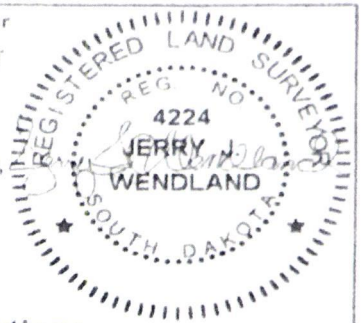
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

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ANGLE SURVEYS

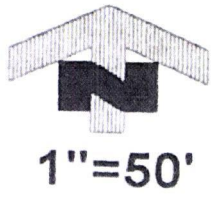


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Lot 2, Manor House Addition
Rapid City, Pennington County, SD

Buyer:
Irvin & Joan Clark
635, 655, & 675 Creek Dr.
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