Case No. 20PD026

Legal Description:

Units 1 and 2 and interest in Common Area of Abys Feed and Seed Condominium, located in Section 1, T1N, R7E, BHM, Rapid City, South Dakota
Woodland Republic, LLC
Letter of Intent

Woodland Republic, LLC purposes to operate a microbrewery at 412 5th Street, Rapid City, SD 57701 under the name Woodland Republic Brewing & Blending. The beer will be brewed on a 7-BBL brewhouse in a suite measuring 2,800 square feet. The site will also include a 40-seat capacity tasting room occupying approximately 898 square feet, and a seasonal outdoor patio area of approximately 510 square feet. The tasting room will be separated from the brewing area by a half-wall allowing patrons to view the process. The outdoor seating area will occupy three parking stalls and will be sectioned off from the rest of the parking lot using temporary 42” high steel crowd-control barriers.

Woodland Republic will specialize in the production of wild and sour beer as well as barrel aged and blended stouts. Given the boutique nature of the product, the initial hours of operation for the tasting room will be limited to Friday from 3PM to 11PM, Saturday from noon to 11PM, and Sunday from noon to 8PM. As product matures, Woodland will look to expand taproom hours to Thursdays - 3PM to 10PM in year two, and Tuesdays and Wednesdays - 3PM to 10PM in year three of operation.

Initial Hours of Taproom Operation:
Friday: 3PM – 11PM = 8 hours
Saturday: Noon – 11PM = 11 hours
Sunday: Noon – 8PM = 8 hours
Total of 27 hours a week of operation

Upon initial opening of the taproom, Woodland Republic will have one full-time employee brewing beer, a part-time brewer’s assistant, and three part-time tasting room servers to accommodate that 27 hours a week that the tasting room will be open. As additional nights are added to the schedule a full-time tasting room manager will be brought on along with additional part-time servers to cover the additional hours of operation.

Woodland Republic will not have a kitchen nor serve food in the tasting room; however, a parking space in front of the brewery will be reserved for food truck parking on Fridays and Saturdays when scheduling allows. The microbrewery will also allow for delivery of food by third-party delivery services such as Food Dudes and DoorDash.
Woodland Republic, LLC
Outdoor Seating

As indicated on the attached plan, the proposed outdoor seating area will occupy three parking stalls to the East of the brewery entrance measuring 30 feet by 17 feet for a total of 510 square feet. Outdoor seating will be seasonal depending on weather conditions at the time with primary use being late spring through early fall. Approximate seating capacity will be for 20 to 25 people.

Because of the seasonal use, there will be no permanent barrier between the seating area and the remainder of the parking lot. When in use, temporary steel crowd-control barriers measuring 42 inches high will be used to section off the seating area. Attached is an example of such barrier which appear to be the chosen method for separation of outdoor seating areas at other local breweries in Rapid City.
412 5th Street - Elevations and Signage

- signage over existing
- signage on back of building

South side from 5th Street
East side from parking lot

North side from 406 5th Street
West side from 5th Street
Price Match Guaranteed, Most Orders Ship Next Day!

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