

Case No. 17UR026

Legal Description:

Lot 1 thru Lot 7 of Block 104 of original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PROJECT SUMMARY

Currently, 601 Kansas City Street operates as a micro-brewery for Hay Camp Brewery and contributes to the culture and interest of downtown Rapid City. The building also currently houses several office spaces, an event center and the potential plans for a café and outside courtyard. Contraband LLC is proposing to occupy a currently unused portion of the building to house our Artisan Distillery, tasting room/store, outdoor patio area (approximately 12'x20', raised deck with a 4 foot railing separating it from the parking area) and speakeasy. Our space in the building would be approximately 3000 square feet. The area would be remodeled to be a functional and unique platform for retail sales, office space, alcohol processing and entertainment. The outside changes to the building would be minimal, adding a store front door and signage to identify our location. Business hours would vary for different times of year, but would generally be Monday through Saturday from 12pm to 10pm. Deliveries of supplies and equipment to us would be made through the overhead door located in the alley way to the south of the building. Products being delivered to our distributor, Johnson Brothers of South Dakota, are made with our own pick-ups to the warehouse located at 401 7th Street, Rapid City, SD. Our annual production rate is in compliance with South Dakota statutes of 50,000 gallons or less. All waste products are compatible with sewer system as we are a processor and do not run a mash product to create waste.

Contraband LLC was formed in June of 2014 and began the licensing process with the Alcohol and Tobacco Tax and Trade Bureau (TTB) of the United States. In May of 2015 we were issued a Distilled Spirits Plant Permit (DSP). We were then issued a SD state Distillers License. Once the formula and label processes (Federal and State) were completed we contracted with Johnson Brothers of South Dakota as our distributor and began distributing to retail outlets in November of 2015. Our current location is 300 Box Elder Road West, Box Elder, SD 57719. In May of 2017 we converted our state distiller license to an Artisan Distiller license and added a retail store/tasting room and small artisan crafted bar. We feel that we have outgrown our current location and it is time to expand to a bigger and better market.

Contraband LLC consists of 3 main Partners; Jerry Sailer, Randy Decker and Bruce Ude, along with several minor/silent partners. Jerry is a life long resident of Rapid City SD and has spent his life in the construction business. Randy moved to Rapid City in 1999 to accept a position with the SD Army National Guard after a 14 year

career in law enforcement and retired from the SD Army National Guard in 2016. Bruce is a resident of Belle Fourche SD and a respected business owner and leader within his community. We feel that our current success, history and experience has prepared us for a successful venture in downtown Rapid City.

HAY CAMP BREWERY 2.0
SARD CITY, SD



4 ALLEY VIEW
A3.0 NTS



1 NORTH VIEW
A3.0 NTS



2 NORTHEAST VIEW
A3.0 NTS



3 EAST VIEW
A3.0 NTS



5 ALLEY VIEW
A3.0 NTS



6 ALLEY VIEW
A3.0 NTS

ALL ROOFTOP EQUIPMENT VISIBLE
AT THIS TIME SHALL BE VISIBLE
IN THE FUTURE OR SHALL BE REMOVED

NO ADDED ROOF TOP EQUIPMENT
SHALL BE VISIBLE FROM A VANTAGE
POINT ACROSS THE STREET

RECEIVED

DEC 19 2017

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

BUILDING ANALYSIS RAPID CITY, SD
INTERIOR VIEWS

18003
ED
4 29 16
FNL

APR 23 2016

Fennell Design
RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

Project Management

RECEIVED



TASTING
ROOM
&
SPEAKEASY

RECEIVED

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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

RECEIVED

DEC 19 2017

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

10' x 6'
5.5'

