

To: Community Planning and Development Services  
From: Hay Camp Brewing Company  
Location: 201 Main Street  
Date: 6/12/13  
Subject: Description of the intended use

Hay Camp Brewing Company intends to operate a microbrewery from the garage of the Fairmont Creamery Mall, initially producing 100 barrels (~3000 gal) of beer annually. The facility intends to seat ~25 customers for on-site consumption of 12 oz. and 16 oz. pours. Snacks requiring no kitchen pre-preparation will be offered (i.e. pretzels or popcorn). Growler (64 oz.) sales will be offered for off-site consumption.

Operating hours will be limited to 4:00-10:00pm Thursday, Friday, and Saturday. The Fairmont Creamery common area will be closed by 5:00pm, requiring Hay Camp Brewing Company to install a bathroom on premises (see attached site plan). Also, being open after 4:00pm will allow street parking and on-site parking (includes 8 spaces).

Recently, the Realis Community Church signed a lease in the basement of the Fairmont Creamery, which conflicts with malt beverage sales on premises. The owner/pastor, Brian Faltynski, is in favor of having a brewery in our location and supports the opening of Hay Camp Brewing Company (see attached letter).

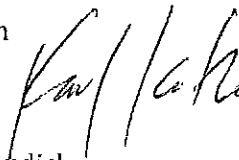
A lease has been conditionally signed with the Fairmont Creamery for 3.5 years, pending city, state, and federal licensing/permitting. If this Planned Development permit is approved, interior modifications will commence and additional licensing will be obtained. Interior modification will include HVAC, sprinklers, and appropriate ventilation for brewing equipment. Jeff Larus and Bernie Hall have visited the sight and find the ventilation plans adequate. Tim Behlings has also been contacted (see attached email) regarding burner fire hazards and also finds our current plan adequate. Additional licenses include: a retail (on-off sale) Malt Beverage - No video Lottery with Rapid City Finances; a Malt Beverage Manufacturing license from the United States Alcohol and Tobacco Tax and Trade Bureau; and a Manufacturer of Malt Beverage license (35-4-2) from the South Dakota Department of Revenue.

Hay Camp Brewing Company will initially operate small and local, but has plans to expand production after 2 years (up to ~2500 barrels annually). This first phase is crucial for developing a relationship with the local craft beer community, so that expansion is supported. Craft beer is a growing national trend with the Black Hills now home to 5 craft beer microbreweries. We hope Rapid City will welcome Hay Camp Brewing Company as their first nanobrewery of handcrafted small-batch ales.

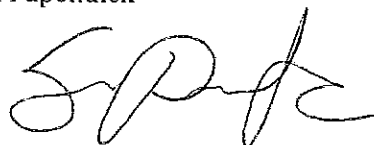
Kind Regards,

**HAY CAMP**  
BREWING COMPANY

Karl Koth



Sam Papendick



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JUN 13 2013

Rapid City Community Planning  
& Development Services

To: Community Planning and Development Services  
From: Hay Camp Brewing Company  
Location: 201 Main Street  
Date: 6/13/13  
Subject: Addition to original description of the intended use - Parking reduction

Hay Camp Brewing Company will open 414 ft<sup>2</sup> of occupiable space, requiring five parking spaces (10 spaces/1000 ft<sup>2</sup>). The Fairmont Creamery contains no approved parking spaces and we request a reduction of required spaces to zero. Since our hours don't overlap with other tenants in the Creamery or the neighboring Black Hills Federal Credit Union, we believe public street parking will suffice.

Kind Regards,

**HAY CAMP**  
BREWING COMPANY

Sam Papendick

