

January 26, 2022

Lawrence County Planning and Zoning Committee Members:

Thank you for taking the time to review and consider our enclosed revised application for The Pasta Corral. Our goal is to continue to add value to our community and to provide a benefit for the attendees of the Sturgis Motorcycle Rally. Please know that we plan to continue our high quality operation and maintain the excellent reputation that we have earned over the past eight years.

I am a South Dakota native, born in Brookings. My family moved to Rapid City when I was just 14 months old, so the Black Hills area is home to me. My husband and I decided many years ago that we wanted to retire in this area. Over 20 years ago we purchased our 40 acres in Vanocker Canyon. We were finally able to realize our dream of building a log home in 2013 which we now call our home. This is the last place we plan to live during our lifetimes.

In other words, this is our home, our neighborhood, our community and our state. We are proud to call ourselves South Dakotans and would not do anything to detract from the beautiful area we call home. Over the past eight years we have earned a reputation for providing great food and beverages in a relaxing atmosphere. We encourage you to read our reviews on TripAdvisor, Yelp, Google, etc. You are also welcome to speak with the health inspectors regarding the cleanliness of our facility. Our desire is to continue to provide high quality dining options during the Rally that will continue to entice people to come back year after year. Great food, great hospitality and a relaxing atmosphere will continue to be our goal on a daily basis.

Thank you again for your time. We look forward to working with you, and to continuing to be a valuable business asset in Lawrence County.

Margaret Bonicelli

On behalf of the entire Bonicelli family

REVISED
SITE PLAN
for
The Pasta Corral
January 24, 2022

Proposed land use: Four high quality licensed food trucks and bar during the Sturgis Motorcycle Rally and occasionally for other special events, such as weddings or other area events.

Existing structures: Three sided structure housing a commercial kitchen, bar area and seating; three owned porta-potties enclosed by fencing; attached handwash area with sink, running water, soap and hand sanitizer. Covered pavillion adjacent to pond (constructed in 2020) with seating for dining.

Proposed additions: Four food trucks with a variety of cuisines

- Existing roadway access is graded and freshly graveled each spring
- Parking area is mowed as low as possible immediately preceding the rally
- Corral surface is graded, compacted and graveled (if necessary) each spring
- Drainage is toward pond, Little Elk Creek and all lot lines. Natural landscape includes pasture, Ponderosa pines, aspen trees & some spruce
- Entrance off of Vanocker Canyon Road was paved in 2019
- Stone retaining wall between corral area and pond, added in 2021
- Annual landscaping includes multiple hanging baskets and large pots filled with flowering plants

Proposed additions:

- Expanded electrical system to safely provide sufficient power to food trucks

Proposed and existing signage:

Existing signage includes "No Trespassing" signs, log entrance with overhead property name and name/address on fence to left of entrance.

Proposed signage – temporary banners and swooper flags on fence or posts as permitted by the county ordinances

Timeline:

All signage will be in place just prior to opening. All temporary signs to be removed the Monday after the Rally ends.

Parking:

Located on 40 acres, we have abundant parking. Kickstand blocks are provided. Our entrance is 20 feet wide and allows two full-size vehicles to pass going in opposite directions simultaneously.

Adjacent Land Use:

To the south, north and southwest our land is bordered by the National Forest Service property. On the east and northwest there is private land.

Relationship of proposed development to surrounding area:

Our project should not affect nor interfere with the surrounding areas. The traffic on Vanocker Canyon Road during the Sturgis Rally is heavier than normal. Our restaurant plan is not predicted to increase the traffic flow.

All property lines and dimensions of lot:

See attached map and site plan

Proposed and existing wells:

There is one existing well as shown on site plan. No other wells are planned.

Proposed and existing septic systems and drain fields:

There is one existing septic system and drain field as shown on site plan. No other septic systems are planned.

REVISED BUSINESS PLAN
for
'THE PASTA CORRAL'
January 24, 2022

The annual Sturgis Motorcycle Rally provides generates valuable revenue for the state of South Dakota. The Pasta Corral, a division of Custer Camp 1874 LLC, has served Italian pasta specialties during the Rally for the past eight years. We are located 12.5 miles south of Sturgis in the heart of beautiful Vanocker Canyon. We are a unique dining venue providing Rally attendees the opportunity to enjoy a delicious meal and cold beverages in a pristine and relaxing atmosphere. We occasionally, but not on a regular basis, are open for other special events such as weddings.

Management and Organization

Custer Camp 1874 is a family-owned organization, operating as a Limited Liability Company. Margaret, Derito, Cory and Eric Bonicelli are equal shareholders in this business enterprise, which is located at the physical address of 21735 Vanocker Canyon Road, Nemo, SD 57759. In addition to the family owners, The Pasta Corral has employed as many as 20 temporary employees who work during the Sturgis Rally operating season. Due to our relatively remote location, these employees have been primarily housed on-site, in our own home, during the Rally.

Products

Our menu has included freshly cooked pasta with a choice sauces, Alfredo or Bolognese (or half-and-half), or a daily special such as pesto or lasagna, freshly made cheesy garlic bread, Caesar salad and desserts. Cold beer, malt beverages, South Dakota wines, iced tea, lemonaide, coffee, sodas and bottled waters are also available for purchase.

Services

In addition to excellent food, one of the many things that has made The Pasta Corral a success is the warm hospitality and services offered by our staff. We are committed to continuing the success of The Pasta Corral. We will ensure that our contracted food truck vendors provide this same level of service. In the vendor selection process we will interview, taste, check references and thoroughly vet potential food vendors. We will select four distinctly different vendors who meet our strict criteria. In addition to their product offerings, The Pasta Corral will continue to sell beer, South Dakota wines and non-alcoholic beverages to dinners. Rally attendees will have access to ample parking while enjoying their food and beverages surrounded by the amazing beauty of Vanocker Canyon, including an on-site spring-fed pond. Background music is played throughout our operating hours. Live music is also offered on occasion.

Rational for Revision

The Pasta Corral has grown exponentially over the past eight years, exceeding our expectations. The physical requirements of running a restaurant are extensive - including preparations months in advance, 18 hour days during the Rally and the clean-up/close down after the Rally. Unfortunately, as the primary cook, Margaret's arthritis has become difficult to manage. We considered a number of options and believe that by carefully selecting four premier food trucks we can continue to offer a great dining alternative to Rally attendees. We have loved being an active part of the Rally and want to continue our involvement.

Target Market

The Sturgis Motorcycle Rally attracts hundreds of thousands of bikers annually, which is our target market. With only one other restaurant in Nemo, The Pasta Corral will continue to provide Rally attendees with additional food and beverages options, midway between Nemo and Sturgis. As an outdoor venue we offer a great alternative to the crowded bars of Sturgis during this time of the COVID pandemic. We are conveniently located just 0.6 mile from the entrance to Wonderland Cave and 0.6 mile from Dalton Lake Road.

Parking

Located on 40 acres, we are able to offer an abundance of spacious parking, including clearing marked handicap areas. Parking areas will be designated for motorcycles, and automobiles or trucks. We offer an estimated 100 parking spaces for automobiles and trucks, over 500 parking spaces available for motorcycles, and up to 20 handicap accessible parking spaces. Should additional assistance be needed, our staff will be available to shuttle handicapped individuals via ATV to and from the designated dining area.

Facilities

The Pasta Corral offers plenty of room for non-crowded dining with over 30 tables available. The existing three-sided structure, 19 feet deep by 60 feet long, will continue to be utilized for cooking, storage, sales and dining. The adjacent corral is used as a dining area, with picnic tables covered by two large canopies and umbrellas. All storage will be contained within the existing three-sided structure. The two canopies provide coverage and protection from hot sun, rain, hail and wind.

Hours of Operation

Our hours of operation are from 9:00 a.m. until 9:00 p.m. daily. We will open one week before Rally and will close for the season the final Sunday of Rally week.

Crowd Control and Safety

Any venue serving alcoholic beverages must be prepared to deal with potential disturbances among its patrons. We will be extremely observant of crowd activity and interactions, and will work quickly to diffuse any noted disruptions. In our eight years of operation we have not had any major issues.

Fire Prevention

Our 40-acre site will be scheduled for mowing the week preceding the Rally. The corral itself has a level gravel surface, which is not a potential fire hazard. In the food preparation and serving areas there are two fire extinguishers.

Logistics

Traffic in and out of the business is through a 20-foot wide entrance to the west of Vanacker Canyon Road. Parking is on pasture surface to the south of the entrance road with handicap parking available just to the west of the dining area.

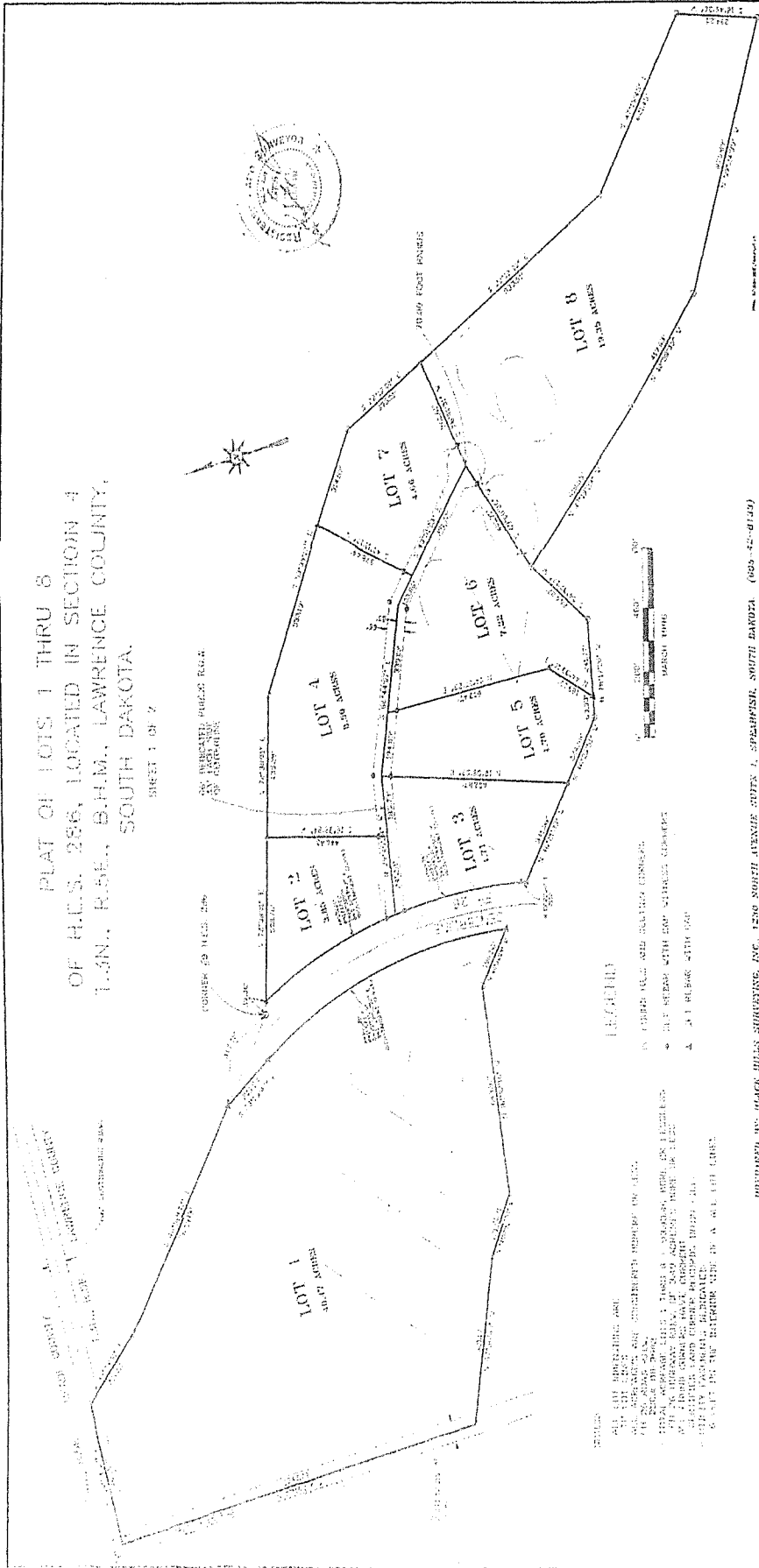
96-1312

1 of 2

96-1312

PLAT OF LOTS 1 THRU 8
 OF R.L.S. 286, LOCATED IN SECTION 4
 14N., R.5E., B.H.M., LAWRENCE COUNTY,
 SOUTH DAKOTA.

SHEET 1 OF 7



LEGEND

- 1. LOT 1 THROUGH LOT 8
- 2. EASEMENT
- 3. EASEMENT WITH 10' STRIP WITHIN CORNER
- 4. 10' STRIP WITHIN CORNER
- 5. 10' STRIP WITHIN CORNER

PREPARED BY: BLACK HILLS SURVEYING, INC., 1206 NORTH AVENUE SUITE 1, SPOONSHIP, SOUTH DAKOTA. (605-44-6133)