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Emails are presented in chronological order.

Each email appears on its own page.

Dates are highlighted and senders are bold for ease of reference.

Attachments shown are available in full size upon request.

From: Jessica Tesch

Sent: Thursday, September 19, 2024 3:12 PM

To: Jordan@prairiegrassconstruction.com

Subject: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Good Afternoon,

I am reviewing the building permit application for the above property.

Please clarify the distance from the proposed structure to the south property line (Facing NE Lake Dr). I am reading it as 15' to the property line, which is not permitted. The ordinance has a 30' setback, which can be reduced to 25' with road authority and adjoining land owner sign off.

Are you indicating that the sidewall height will be 25'?

Thanks!

Jessie

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

<image001.png> Planner

Email: jessica@1stdistrict.org

Phone: 605.882.5115

Fax: 605.882.5049

418 18th Ave NE | PO Box 1207

Watertown, SD 57201

<http://association.1stdistrict.org/>

On Sep 19, 2024, at 3:13 PM, **Jessica Tesch** <jessica@1stdistrict.org> wrote:

Additionally, this property is fully in the flood plain, this will require an elevation certificate showing that it will be at or above the base flood elevation.

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

<image001.png> Planner

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From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>
Sent: Thursday, September 19, 2024 3:34 PM
To: Jessica Tesch <jessica@1stdistrict.org>
Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

I was not able to find the set back ordinances when that was drawn up, how far off do I need to be on all 4 sides then??

The side wall height will be in the 18' range the 25ft is with the peak of the roof

Thanks

From: Jessica Tesch
Sent: Thursday, October 3, 2024 10:21 AM
To: Jordan Bonestroo <Jordan@prairiegrassconstruction.com>
Subject: Hamlin County Ordinance as of 10/3/2024



Hamlin County
Ordinance Compiled (

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

Planner



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Phone: 605.882.5115

Fax: 605.882.5049

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Watertown, SD 57201

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From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Sent: Monday, November 11, 2024 9:14 PM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood



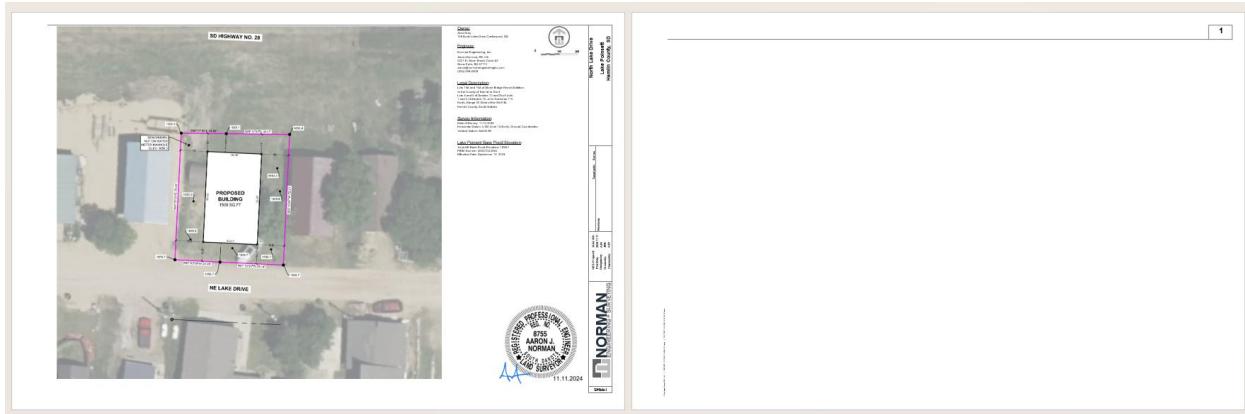
158 North Lake Drive Survey.pdf

Attached is a stamped elevation. Please let me know if you need anything else.

Thanks

Jordan

605-809-5750



From: Jessica Tesch

Sent: Tuesday, November 12, 2024 8:38 AM

To: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Subject: RE: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Good Morning,

An elevation certificate is an official FEMA form (FEMA Form FF-206-FY-22-152).

Thanks1

Jessie

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

Planner



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Phone: 605.882.5115

Fax: 605.882.5049

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From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Sent: Tuesday, November 12, 2024 9:37 AM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Can you email the form I need filled out and I'll get that filled out for you. Thanks

From: Jessica Tesch

Sent: Tuesday, November 12, 2024 9:51 AM

To: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Subject: RE: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

This is not my form, you will need to work with FEMA or your surveyor to ensure that it is the most up to date and that it is filled out properly.

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

Planner



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Phone: 605.882.5115

Fax: 605.882.5049

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From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Sent: Thursday, November 21, 2024 12:58 PM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Do you need anything else for the permit?

From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Sent: Thursday, November 21, 2024 12:58 PM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

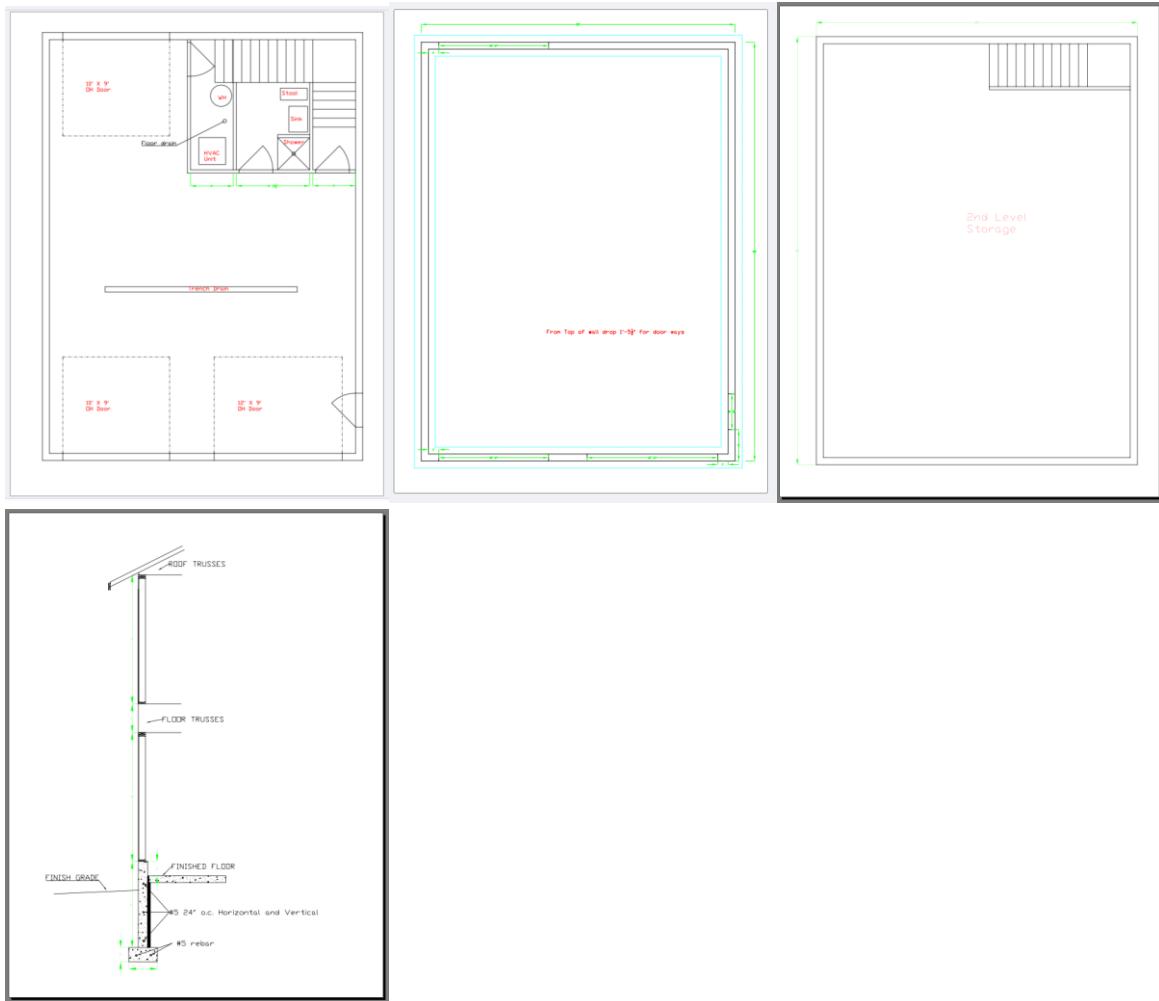
From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Sent: Tuesday, December 3, 2024 1:36 PM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

We're just gonna have to build a garage now instead. The single family dwelling offsets won't work for what they want. The way I read the offsets for a detached garage this should work from my understanding. Let me know if you have anything else. Thanks



Jordan

605-808-5750

From: Jessica Tesch

Sent: Tuesday, December 3, 2024 3:57 PM

To: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Subject: RE: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Good Afternoon,

My next Hamlin County day is Thursday, but I know you are trying to beat the weather, so I didn't want to delay you further.

Please provide an updated site plan for the new structure drawings showing setbacks.

Setbacks on the back lot are 30' from right of way/ access easements and 8' from side yard property lines.

The sidewall height is showing as 20', you will need neighbor sign off for that height or you will need to step in the second story wall to show a separation.

Let me know if you have any questions.

Thanks!

Jessie

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

Planner



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From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Sent: Wednesday, December 4, 2024 8:23 AM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

What would the offset in the front need to be?? And how far in would the step in for the walls need to be??

Thanks

From: Jessica Tesch

Sent: Thursday, December 5, 2024 9:43 AM

To: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Subject: RE: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

30' from the north property line, 30' from the south property line.

8' from the west property line, 8' from the east property line.

Step in needs to be at least 12"

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

Planner



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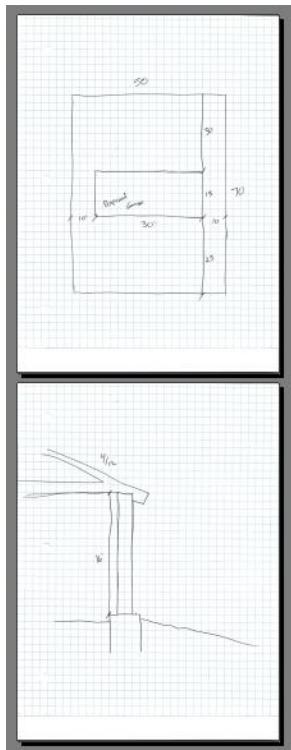
<http://association.1stdistrict.org/>

From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Sent: Monday, December 16, 2024 11:01 AM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Updated Plans



Let me know if you need anything else and what the process is next for the adjoining neighbor signatures

Thanks

Jordan

605-809-5750

From: Jessica Tesch

Sent: Thursday, December 19, 2024 12:11 PM

To: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Subject: RE: Updated Plans

Good Afternoon,

Attached is the document you will need to have signed. There are 2 neighbor signatures and 2 township signatures needed on this one.

If you have any questions, I will be back in the office December 26.

Thanks!

Jessie

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

Planner



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From: Prairie Grass Construction <jordan@prairiegrassconstruction.com>

Sent: Friday, February 7, 2025 3:47 PM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Attachment available until Mar 9, 2025

Sounds like we're going to try make do with what we can. Let me know if you need anything else

From: Jessica Tesch <jessica@1stdistrict.org>
Sent: Monday, March 3, 2025 3:07 PM
To: Prairie Grass Construction <jordan@prairiegrassconstruction.com>
Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Good Afternoon,

I am not able to open the attachment for this address.

Thanks!
Jessie

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.



Jessica Tesch

Planner

Email: jessica@1stdistrict.org

Phone: 605.882.5115

Fax: 605.882.5049

418 18th Ave NE | PO Box 1207
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From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Sent: Thursday, March 6, 2025 7:50 AM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood



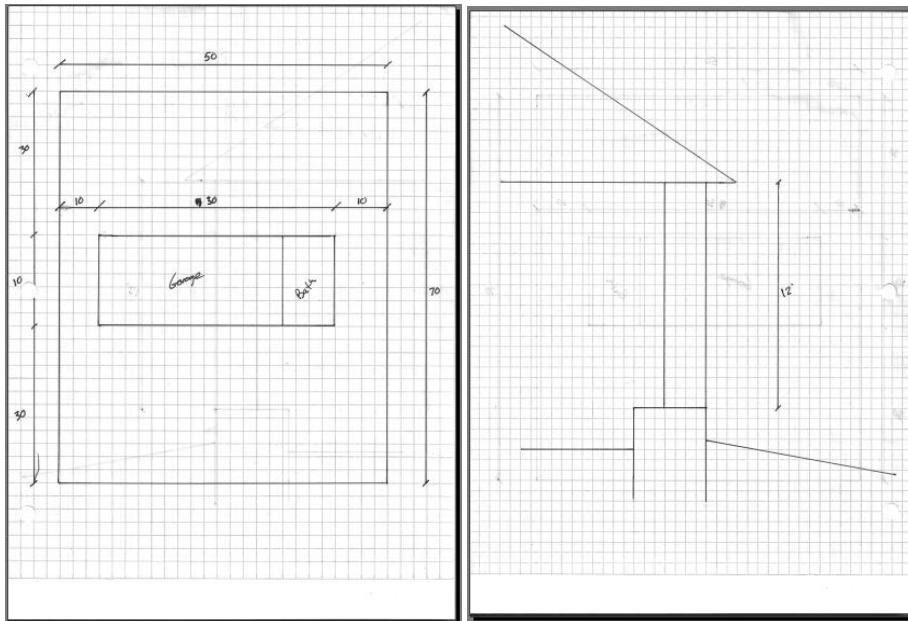
Layout.pdf



Section.pdf

Lets give these a try

Thanks



From: Jessica Tesch <jessica@1stdistrict.org>

Sent: Monday, March 10, 2025 3:11 PM

To: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Good Afternoon,

Your building permit has been approved, pending the fee payment of \$444. Please deliver or mail a check to the Auditor's Office in the Hamlin Courthouse, PO Box 237, Hayti, SD 57241.

Once I receive notification from Dixie, your permit will become official, and I will mail you the permit.

If you have any questions or comments regarding this correspondence, please respond to this email or call 605-882-5115 between the hours of 8:00 a.m. and 5:00 p.m. Monday and Thursday.

Thank you,
Jessie



Jessica Tesch

Planner

Email: jessica@1stdistrict.org

Phone: 605.882.5115

Fax: 605.882.5049

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Watertown, SD 57201

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From: Jessica Tesch <jessica@1stdistrict.org>

Sent: Thursday, March 13, 2025 9:25 AM

To: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Building Permit Application did not include a full address for you, i need it in order to mail you the building permit.

Thanks!

Jessie

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

Planner



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From: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Sent: Thursday, March 13, 2025 10:09 AM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

Can I stop by and pick it up??

From: Jessica Tesch <jessica@1stdistrict.org>

Sent: Thursday, March 13, 2025 10:37 AM

To: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Subject: Re: Hamlin County Zoning - Grey 158 N Lake Dr Castlewood

That works too.

418 18th Ave NE Watertown, SD

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

Planner



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From: Jessica Tesch

Sent: Wednesday, December 3, 2025 11:10 AM

To: Jordan Bonestroo <jordan@prairiegrassconstruction.com>

Subject: Grey - 158 N Lake Dr

Good Morning,

Per our phone conversation, I am needing you to send me the Special Permitted Use form that was signed prior to 3/10/2025 showing neighbor sign off of an over height structure and the neighbor and township sign off for a reduced setback (to the south) of 25'.

Please provide documentation as noted above prior to end of day Friday, December 5, 2025.

Thanks!

Jessie

Hamlin County Office Hours Monday and Thursday 8:00 a.m.– 5:00 p.m.

Jessica Tesch

Planner



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Phone: 605.882.5115

Fax: 605.882.5049

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Watertown, SD 57201

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From: Prairie Grass Construction <jordan@prairiegrassconstruction.com>

Sent: Thursday, December 11, 2025 11:36 AM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Grey - 158 N Lake Dr

Hey could I get a list what the violations are

Thanks

From: Prairie Grass Construction <jordan@prairiegrassconstruction.com>

Sent: Friday, December 19, 2025 11:11 AM

To: Jessica Tesch <jessica@1stdistrict.org>

Subject: Re: Grey - 158 N Lake Dr

Hey tried calling yesterday and never heard or got anything back. Just inquiring about anything that may have been mailed out and a copy as neither the homeowner nor myself have received anything yet

