

Town of Merton

Public Hearing

To Consider the Conditional Use Request for the Construction of an In-Law Unit Addition to the Principal Structure at N55W33169 Terrace Drive as Requested by Big Fish Contracting, on Behalf of Kristen and Anthony Ludtke – Tax Key MRTT 0409-026
May 21st, 2025

Present Acting Chairman Siepmann, Commissioners Griffin, Olson, Queoff and Good, Attorney Van Kleunen, Planner Haroldson, and Deputy Clerk Claas

Absent: Chairman Klink

Also Present: Daniel Ayala, Dan Roberts, Keven Jubeck, Hayley Ruklic, Rich Winkelman, Anthony & Kristen Ludtke, Tom Blanton, and Kelsey Kasten

The Public Hearing was called to order by Acting Chairman Siepmann at 5:30 p.m.

Acting Chairman Siepman read the public hearing notice.

Kelsey Kasten from Big Fish Contracting stated she is the project manager for the proposed in-law suite as well as the garage addition to the Ludtke's residence. It is a 799 sq. ft. addition that has a separate entrance off the rear of the house but is also accessible from inside the house. It will be occupied by Kristen Ludtke's mother, and they feel it's within the existing style of the house. She was just onsite and did stake some things and took a look at where some things would lay out in relation to neighbors, and she thinks it will still be a nice addition to the house without being overpowered to the existing lot, neighbors or principal residence. They do have a septic permit in order to upgrade the septic to accommodate the additional bedroom. The two sheds will be removed from the property.

The public hearing was opened for public comments and concerns.

Kasten stated their business hours for construction on site in order to maintain privacy of their owners throughout their remodel or addition and for the neighbors is that they operate between the hours of 7 a.m. and 5 p.m. Monday through Friday. Occasionally there would be some weekend work. Sometimes they might have some workers on site trying to button something up before some inclement weather or they might do some interior work, but typically the carpenters are usually not out there framing, setting up trusses or excavating outside of those business hours.

Planner Haroldson said she had a few letters that were sent to her regarding this, and they pretty much say the same thing. She stated she received a letter from Erin & Jordan Meka, from the Musche's, and from Wes & Michelle Merk. Their concerns are noise and construction disturbance, construction traffic and child safety, the impact on property values and neighborhood character, loss of green space, and noise and air pollution.

Commissioner Griffin asked how long Kasten thinks this project will take. Kasten responded she's anticipating six to nine months. They are waiting for permits from the Town and then they will have to move some electrical before they can start actual excavation.

The public hearing closed at 5:35 p.m.

Respectfully submitted,

Holly R Claas
Deputy Clerk