

## Murphy, Brad

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**From:** Clear, Mark  
**Sent:** Monday, October 15, 2012 4:17 PM  
**To:** Firchow, Kevin; Murphy, Brad  
**Cc:** John W. Thompson; Jane Bartell  
**Subject:** 5206 Harbor Ct. CUP recommendation for Plan Commission

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Dear Plan Commissioners,

I recommend approval of the CUP for 5206 Harbor Court (item 13).

After As the Commission is aware, no lakefront project is without its controversy. In this case, I became of concerns about this project from Mr. Grefsheim at 5209 Harbor Ct. on September 7th., just before your previous referral.

The applicants and I held a neighborhood meeting on October 7th, which was attended by about a dozen neighbors. Only Mr. Grefsheim was in opposition, though he is by far the neighbor who would be most affected by the project.

I do feel that his concerns about changes in the viewshed that the project will cause are valid, and that they will affect his property. I also believe that those effects are mitigated by two important factors.

First, Thompson/Bartell have demolished the previous building to their west, and the project will provide some spacing between the expanded house and the next neighbor to the west compared to what existed before the demolition. Second, and more important, is that Thompson/Bartell are not expanding to the east, which will retain significant open space at the end of Harbor Court. While this space will remain private, the view is there for everyone to enjoy, including Mr. Grefsheim. This open space also has the potential to create significant value to Mr. Grefsheim should he choose to expand on his property in the future.

Thank you for your consideration and for your service to our city.

Mark C.

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Alder Mark Clear, 19th District, Madison, WI

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