



To: Madison Plan Commission

From: Lisa Luedtke  (M-URP)
 W main St)

Re: Hotel at 118-26 State St Date: Aug 24, 2018

I have some serious concerns about aspects of this project, which will front not on one but three sides of a small triangular block. While I do agree that the low-rise section of the hotel is well integrated into the State Street streetscape and rehabilitates that side of the block, the proposed building overall, by exceeding the 6-story limit by 50%, is way too bulky and out of scale w/ most of the surrounding area. (This is especially true of the two facades which are flush with the sidewalk: the building in its full height runs over 90' along Dayton and more than 70' along Carroll.)

Beyond these particular concerns, it's my fear that approval of the requested waiver will make it more difficult to justify the city's height standard (historic) going forward, thereby jeopardizing further what remains of the iconic scale and character of the State Street Corridor.