

From: [Daniel Eagle](#)
To: [Plan Commission Comments](#)
Subject: Fwd: Letter of Opposition to Proposed Parking Lot Development at 2230 Pennsylvania
Date: Monday, March 10, 2025 9:50:48 AM

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Dear Madison Planning Commission,

I am writing to express my strong opposition to the proposal for a large private parking lot at 2230 Pennsylvania Avenue. As a resident of the nearby neighborhood, I feel deeply invested in our community's future and have serious concerns about how this development would affect our neighborhood and contradict the long-term vision outlined in the Oscar Mayer special area plan.

The plan envisions transforming the current "sea of asphalt" into a vibrant, high-density, mixed-use employment center. Replacing this space with a vast parking lot runs counter to these goals. A parking lot does not align with the intended scale and density for the area and undermines the plan's focus on fostering significant employment opportunities.

This location is directly across from Demetral Park and within the growing Emerson-Eken Park neighborhood—ideal for development that encourages walkability and community interaction. While a parking lot may address short-term needs, it would only contribute to urban sprawl, increase traffic and pollution, and offer little lasting value to the community. The site's long-term potential is far better suited to creating a dynamic employment hub that integrates with the surrounding area in a way that benefits both the economy and the social fabric of the neighborhood.

We need thoughtful development that prioritizes services and employment, not just more asphalt. I urge the planning committee to reconsider this proposal and work toward a vision for the area that aligns with our community's practical needs and the established goals for sustainable, long-term development.

Thank you for your time and consideration.

Sincerely,
Daniel Eagle
2417 Hoard St.
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