

From: [Kevin Phelps](#)
To: [Plan Commission Comments](#)
Subject: Regarding Conditional Use at 4506-4514 Verona Road
Date: Wednesday, May 7, 2025 9:27:36 AM

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The University Book Store Warehouse has been located next to the property being discussed since the early 1960's. As the oldest business in Madison, the Book Store has revenues exceeding \$20,000,000 annually with most of that inventory being channeled through that Warehouse. Because of this, our trucks along with 18-wheelers are entering and exiting this property many times throughout the day on an already dangerous corner. We are extremely worried about the additional traffic in the area, but more importantly vigorously oppose any reduction in our driveway or the shared easement driveway as it could greatly inhibit our trucks and freight flow. In addition, the property to the south and west of ours continuously fills with standing water after rainfalls. We are deeply concerned about where the additional water will go if this development moves forward.

Sincerely,

Kevin Phelps

President

University Book Store

Kevin Phelps

President

608-310-5951

University Book Store

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