



LETTER OF INTENT

3814 Galleon Run

12/15/2022

CONDITIONAL USE APPLICATION

3814 Galleon Run

Ferguson Enterprises Tenant Buildout

The proposed project is a tenant buildout in the existing building located at 3802 Galleon Run. The proposed tenant will be Ferguson Enterprises and will be 151,895 sf within the total building area of 202,800 sf. The current zoning is IL with the Ferguson space being considered a "Building Material Sales" use which is a conditional use in the IL zoning district. No exterior modifications will be done to the building as part of the tenant buildout.

The building was previously approved as part of the 4800 Voges Road development and received UDC and Planning approval in 2021.

Project Contact Information:

Current Property Owner:

2021 Voges, LLC
Carl Ruedebusch - Manager
4605 Dovetail Drive
Madison, WI 53704

Project Contact / Questions:

Ruedebusch Development
David Hull – Project Manager
4605 Dovetail Drive
Madison, WI 53704
daveh@ruedebusch.com

Architect:

Angus-Young
Contact – Tyler Allison
555 S River St
Janesville, WI 53548
T.Allison@angusyoung.com