

Letter of Intent – Land Use Application

1602 Parkside Drive

Construction of Parking Lot on Vacant Lot

May 30, 2018

Project Scope:

Amcor Flexibles is seeking to construct a parking lot with approximately 147 stalls on vacant land at 1602 Parkside Drive. Land is owned by Realty Income Properties 19, LLC and controlled by Amcor Flexibles. The parking lot will be used for Amcor Flexibles staff parking only. At this point Amcor has 150 employees with an anticipated additional 50 employees within the next year. Currently Amcor has availability for parking of 117 cars on site and is over capacity during the first shift operation as well as at shift change. The plant expansion will eliminate the current parking lot which necessitates the need for the construction of a parking lot at 1600 Parkside Drive. There will also be added staffing and conversion to 24/7 operations which will increase the parking needs from 117 cars to 140 cars.

Access to the lot is available from an existing service drive located on the South side of the property or Parkside Drive on the East. Property is bordered on the North by Madison Fire Department #8 and Iglesia Fuente de Vida, on the East by Parkside Drive and Amcor Flexibles, on the South by Christ the Solid Rock Baptist Church and on the West by Aldi.

Project Schedule:

Our project schedule is based on submittal of the Land Use Application on May 30 with anticipated approval at the July 16 Planning Commission meeting. We will be prepared to start construction immediately after city approval and permitting and anticipate 7 to 9 weeks of construction. Due to Amcor Flexibles intense demand for the parking we will complete the construction in a single phase of work.

Hours of Operation:

The parking lot will be available for staff parking twenty-four hours per day, seven days per week. For the safety of the employees the lot will be enclosed with a perimeter fence and have security-controlled access gates for both vehicle traffic and pedestrian traffic.

Project Team:

Owner - Realty Income Properties 19, LLC

Controlling Tenant – Amcor Flexibles

Design Team – Boldt Technical Services & Smith Group JJR

Construction – The Boldt Company