



1. CALL TO ORDER - ROLL CALL

A Board of Supervisors meeting of the Town of Beloit, Rock County Wisconsin was held at Fire Station #1, 2445 South Afton Road, Beloit Wisconsin on April 1, 2024. Chair Greenlee called the meeting to order at 6:00 pm. Public notice of the meeting was made by posting and emailing on March 29, 2024, a copy of the agenda to the Beloit Daily News, the Janesville Gazette, Radio Station WCLO, Radio Station WGEZ and Radio Station WTJK in accordance with Wisconsin Statutes. A copy of the agenda was posted at Fire Station #1, the Police Department and the McKearn Park shelter along with a copy on the Town of Beloit website at [www.townofbeloitwi.gov](http://www.townofbeloitwi.gov).

Town Clerk DeVault called the roll: Chair Greenlee, Supv. McMillan, Supv. Ross, Supv. Pelock and Supv. Kopp were present. Also present were Administrator Wellnitz, Engineer McKearn, Public Works Director Rose, Community Development Director Kienbaum and approximately 20 residents.

2. PLEDGE OF ALLEGIANCE

Chair Greenlee led the pledge of allegiance.

3. ADOPTION OF AGENDA

Supv. Ross made a motion to adopt the agenda. The motion was seconded by Supv. Kopp and carried without a negative vote.

4. MINUTES FROM THE MEETING HELD MARCH 18, 2024

Supv. Kopp made a motion to approve the minutes as presented from the meeting held March 18, 2024. The motion was seconded by Supv. Pelock and carried without a negative vote.

5. PUBLIC NOTICE

- A) SPRING ELECTION, Tuesday, April 2, 2024 – Polls open 7:00 am to 8:00 pm
- B) PARKS COMMITTEE, Wednesday, April 3, 2024, 5:30 pm, McKearn Park shelter
- C) PLAN COMMISSION, Wednesday, April 10, 2024, 4:15 pm, Fire Station #1
- D) TOWN BOARD MEETING, Monday, April 15, 2024, 6:00 pm, Fire Station #1

6. CITIZENS PARTICIPATION, COMMUNICATION OR ANNOUNCEMENTS

There was no citizen participation, communications or announcements.

7. LICENSE HEARINGS – MOBILE FOOD ESTABLISHMENTS, PROVISIONAL & OPERATOR

An application for an operator license was presented to the Board due to expire June 30, 2024. Supv. McMillan made a motion to approve the license application as presented. The motion was seconded by Supv. Ross and carried without a negative vote.

#6122 Farren S. Frazer, Hog Cabin Saloon, 631 Newark Road

8. PURCHASE ORDERS & BILLS

Supv. Kopp made a motion to approve the purchase orders and bills as presented. The motion was seconded by Supv. Ross and carried without a negative vote. The following purchase requests were approved for payment: Compass Minerals - \$35,172.89, Frederick Quinn Corp - \$671,906.00, Johnson Tractor - \$11,900.00, Rock County Public Works - \$61,787.92 and William Associates Architects Ltd. - \$13,916.15.

9. OLD BUSINESS

A) Discussion and possible action on soliciting proposals for sale of Town-owned parcels in Blackhawk Run

Community Development Director Kienbaum explained that they have had a couple of requests from developers in the area regarding the two town owned parcels so they discussed going out with a Request For Proposals to see what type of interest

there is and what type of project they could get in here. He presented the Board with a draft proposal which he updated from one they put out in 2020. Supv. Ross commented on the emails that had been received and it seems one of the concerns is the traffic in the area. Kienbaum explained that they don't know yet what will be proposed here, so it's hard to know what affect any traffic would have. There was a traffic study done specific to the school and they have looked at the suggestions like dedicated turn lanes and intersection upgrades. Engineer McKearn stated that the original PUD had a mix of 4 units and duplexes, and the if something comes in with that same type density, we shouldn't have traffic issues. Kienbaum stated that currently in the draft of the rfp he calls out for four units or larger. Supv. Kopp questioned what the basis for wanting more than four units is. Kienbaum stated that in discussions with staff, the plan commission and a couple of Board members and at this point we have a lot of single families and duplexes and there has been some interest from the developers in doing something bigger than a duplex, either six or eight units to have it fiscally make sense. Supv. Kopp commented that it seems that there is an established condominium association already there. He questioned if when the proposals come back, would the duplex give greater weight in the scoring. Wellnitz stated that because the Town own the land here and they will have complete discretion when the Board reviews the proposals. Kienbaum stated that we have to wait to see what comes in to discuss then and there is no specific scoring.

Nancy Steinmeyer-Dietz, 3032 S. Bartells Drive commented on her concern with the traffic and in the original plan, there was no grade school here. Trying to get onto Bartells at 7:30 am is difficult because the traffic is crazy at that time. She feels that single family or condos would be welcome and maybe apartments north of the grade school would be better.

Bonnie Sullivan, 3054 S. Bartells Drive commented that they recently moved here from North Carolina, and she watched what happened down there when they built apartments behind the housing development and the people who backed up to the apartments couldn't get the money out of their homes that they put into them. She stated that at the apartment buildings there was always noise and robberies and they bring in people who don't have any value in the area. The people here should be considered because they take care of their properties and value them.

Bob Maness, 3101 S. Bartells Drive, vice president of the Black Hawk Run Condo Association commented that there is a known traffic problem here and he understands that it will take time to get it resolved but his concern is what kind of buildings are going to go back there and affordable housing is just another name for low cost housing and a lot of people here have paid well over \$300,000 to get their condos here. The people that he has talked with are not concerned about condos or even four plex units but nothing larger than that. They don't want to see their neighborhood potentially go to heck. Kienbaum explained that the request for proposals is open ended and once they come back there is a process that will be done to bring them to the plan commission and Town Board approval and there will be plenty of opportunities for public comment and review. Mr. Maness stated that they would prefer to have Lookabel build the new homes as they are a fantastic company and do quality work. Chairman Greenlee stated that it has long been the Town's intent to establish housing for young professionals just starting out to get into affordable housing.

Tom Kolpien, 1105 Whippoorwill Way commented that he is here on behalf of those in the Black Hawk subdivision who haven't spoken yet in the 36 condo units and 21 homes built by Lookabel Construction in the Black Hawk Run area. He stated that he would encourage those who haven't driven through the area to do so as you will see a distinct difference in the homes built by Lookabel on Bartells Drive and the ones that weren't. He stated that they are here because the sliver of lots in the rfp are in his opinion are tightly connected to the homes in the neighborhood. He understands that Lookabel had the rights to build all the homes in the neighborhood but because of their timing and the way they chose to use their craftsmanship to build more quality product as opposed to maybe as fast as they are going up on the other side of Garden Prairie right now; three homes framed and roofed in less than a week and a half. He is asking the Board to look very hard at this location because the rfp and the language of it puts them at a critical stage because from their perspective they are going to ask the Board to not allow apartment units and remove the language for non-owner. They have concerns about the density that has been talked about with respect to traffic and having four-plexes that are owner occupied seems to be reasonable under the

circumstances and the believe that Lookabel should have the first right of refusal on the rfp due the quality of their construction and craftsmanship.

Mark Steinmeyer-Dietz, 3032 S. Bartells Drive commented on the traffic with the four units possibly and he doesn't know if the traffic study was done in conjunction with the school being there. Kienbaum stated that the traffic study was done projected out ten years in conjunction with the school and with building out to Philhower. Steinmeyer-Dietz questioned if anyone was surprised by the amount of traffic that is here now with the school there. McKearn stated that Bartells drive has always been intended to be a thoroughfare and it is functioning as designed.

Carla Clark, 3186 Jackdaws Drive commented that they had this discussion years ago with the Board and they don't want four units here and she urges them to change the rfp to smaller buildings, either two plexes and single-family homes.

Rich Wisen, 1600 E. Zick Drive stated that he agrees with everything that has been said and as far as traffic goes, he would encourage them to sit on Flack Drive when the kids get out of school there are at least 27 cars waiting for them and they block driveways too. The bus traffic is also terrible here. Supv. Pelock stated that part of this is something we have no control over as parents don't want their kids to walk to school anymore.

Mike Marquette, 2949 Lori Ann Drive commented that he is a real estate broker and represents both Lookabel and Next Gen. He stated that he tried to develop both four units and eight units in the City and the Town and right now the feasibility and economics to do it just don't make sense and if you talk to the developers, they will tell you the same thing. The only way for them to make any money in this and have a rate of return is to build much larger than even a 12 unit. The threshold would be a 20 unit with a market rent right around \$2,000 monthly and his concern would be how many people can afford that. He would suggest townhomes or condos. Supv. Ross made a motion to amend the rfp to delete "at least 4". The motion was seconded by Supv. Pelock and carried with a vote of 4-1. Supv. McMillan was opposed to the motion.

#### 10. NEW BUSINESS

##### A) Discussion and possible action authorizing the Town Administrator to attend professional development conferences

Supv. Kopp made a motion to authorize the Town Administrator to attend professional development conferences as provided for in the budget. The motion was seconded by Supv. Pelock and carried without a negative vote.

##### B) Discussion and possible action on Town road seal coating project

Supv. Pelock made a motion to proceed with the estimate from Rock County Highway Department to seal coat three to four miles of road for the 2024 construction season. The motion was seconded by Supv. Kopp and carried without a negative vote.

##### C) Discussion and possible action on bids received for DPW and Armstrong Eddy parking lots

Supv. Ross made a motion to approve the award for the 2024 crack sealing and seal coating for the DPW and Armstrong Eddy facilities to the low bidder of Hallman Asphalt & Sealing as presented. The motion was seconded by Supv. Kopp and carried without a negative vote.

#### 11. ADJOURN

Supv. Ross made a motion to adjourn. The motion was seconded by Supv. Pelock and carried without a negative vote. The meeting adjourned at 6:48 pm.

Karry DeVault, WCMC