



2445 S. Afton Rd.
Beloit, WI 53511
608.364.2980 Phone
608.364.2999 Fax
www.townofbeloitwi.gov

MEMORANDUM

3/28/2024

TO: Town of Beloit Board of Supervisors
FROM: Tim Kienbaum, Community Development Director
RE: Discussion and potential action on Request for Proposals for development land in
Blackhawk Run Subdivision

STAFF RECOMMENDATION

To solicit proposals from interested developers for the parcels.

RECOMMENDED MOTION

I move to proceed with the RFP as recommended.

BACKGROUND

The original Blackhawk Run development plan included Coopers Hawk Drive which included duplex and 4-family buildings. That area has generated interest and several inquiries from developers looking to acquire the parcel for development. Staff believes the best way to move forward would be to publish a request for proposals (RFP) and allow the interested parties to submit proposals for what they feel should be developed there.

At the March 18, 2024 Town Board meeting the Board requested that staff bring back a proposed RFP for review.

ANALYSIS

Based on developer interest, the Board should issue an RFP to solicit options to move forward with development of the remaining Blackhawk Run parcels.

CC: Tim Wellnitz, Town Administrator
Karry DeVault, Town Clerk



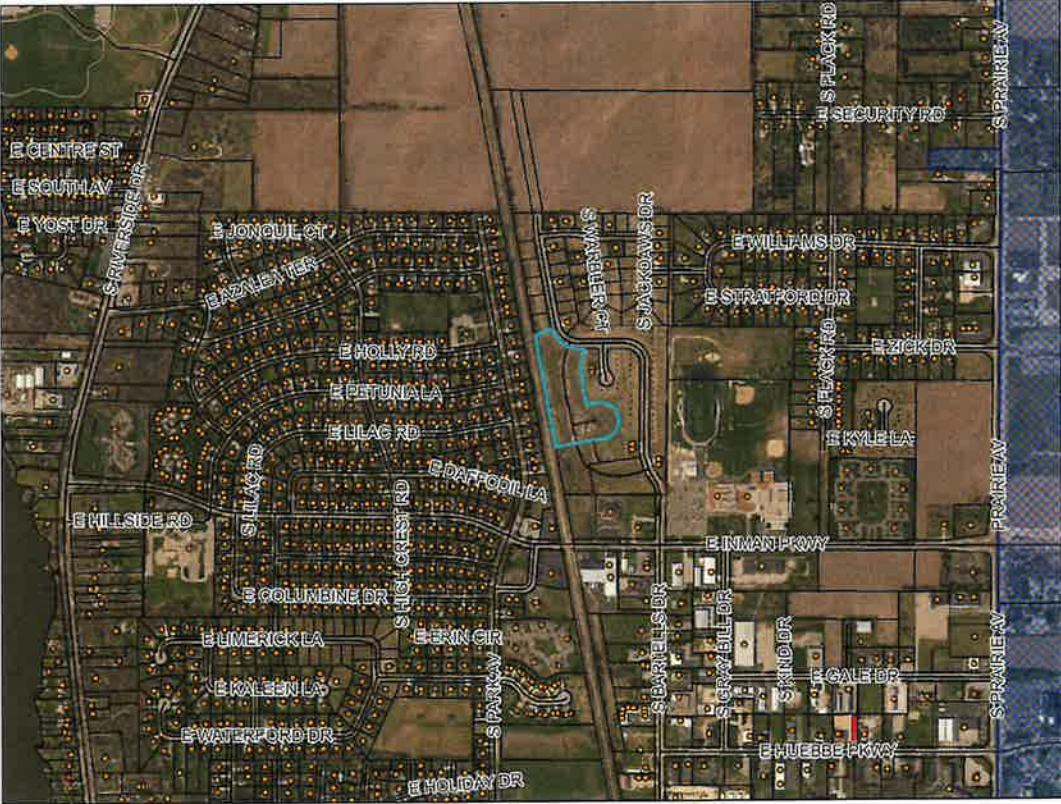
Town of Beloit, Wisconsin
REQUEST FOR PROPOSALS
RFP #2024-01
Blackhawk Run Multi-Family Site

The Town of Beloit, Wisconsin will be receiving proposals for the above noted project until 4 PM, May 16, 2024. Proposals must be submitted in electronic format (pdf on flash drive) with eight (8) printed hard copies mailed or delivered to:

Town of Beloit
Attn: Tim Kienbaum, Community Development Director
2445 South Afton Road
Beloit, WI 53511
Email: tkienbaum@town.beloit.wi.us

The Town reserves the right to reject any and all proposals not judged to be in the best interest of the Town.

Timothy Kienbaum
Community Development Director



REQUEST FOR PROPOSALS
Blackhawk Run Multi-Family Site
RFP #2020-01

- Date of Request: April 5, 2024
- Project Title: Blackhawk Run Multi-Family Site
- Submittal Due: 4 PM Local Time, Friday, May 16, 2024. There will not be a public opening for this RFP.
- Late Proposals: Any proposal received by the Town of Beloit after the exact time and date specified will not be considered.
- Submittal Format: Eight (8) Paper Copies and One (1) Electronic Copy (pdf submitted on flash drive) of the proposal are to be submitted for evaluation by the Town. Label submittal: Blackhawk Run Multi-Family Site Development Proposal
- Submit to: Town of Beloit
Attn: Tim Kienbaum, Community Development Director
2445 South Afton Road
Beloit, WI 53511
Email: tkienbaum@town.beloit.wi.us
- Withdrawal: Proposals may be withdrawn by written notice received at any time prior to the proposal closing date and time. Proposals may also be withdrawn in person by an officer or by a representative of the firm, provided that the representative signs a receipt for return of the proposal.

BACKGROUND INFORMATION / PROJECT & PROPERTY OVERVIEW

Information provided by the Township to establish a feel for the Town and neighborhood.

The Town of Beloit invites qualified developers and development teams to submit proposals for the development of a 7.36-acre site located at 3160 N. Bartells Drive, Beloit, WI 53511. Through development of the site, the Town seeks to:

- Provide for high quality residential uses for current and future residents of the Town.
- To provide housing that meets the diverse needs of the Community, potentially offering options for a mix of ages and incomes.
- Integrate the development with the surrounding neighborhood area.
- Facilitate an appropriate density of development.
- Achieve site build out in a rapid timeframe.

The development parcel is in the Blackhawk Run subdivision and is currently zoned under a Planned Unit Development (PUD) for multi-family residential structures. A copy of the current plan is included as Appendix B.

The site is within walking distance to the Beloit Turner Schools District Intermediate, Middle and High Schools.

Access via Bartells to Inman Parkway or Philhower Road leads to Hwy 51, CTH G, CTH BT and I-39/90 all within minutes.

Water and sewer have not yet been installed on the site but are available on Bartells Drive. Sizes and approximate locations of connection points are shown in Appendix D. Regional stormwater storage and control is provided through a cooperative agreement with the Blackhawk Run Condominium Association.

The property is owned by the Town of Beloit. Conveyance will be by standard Real Estate Offer to Purchase and will require approval by the Town Board.

DESIRED HOUSING PROJECT DEVELOPMENT DESCRIPTION

The Town seeks a design attractive to and accommodating diverse and mixed income households. High-quality, durable materials and architectural treatments should be employed to match the character of the surrounding neighborhood. Building designs should avoid large, unadorned façade expanses.

Desired development should conform to existing Township R-3 zoning district requirements (description included in Appendix E). While this district allows a range of housing styles and densities, from low-density single-family homes and duplexes to medium-density multi-family buildings and complexes, it is the Town's desire to see buildings of at least 4 units. The proposed residential units may be owner-occupied, rental or a combination. Please also include information relative to future plans for ownership and management of the development.

TENATIVE PROJECT SCHEDULE

RFP Issued	April 5, 2024
Proposals Due	May 16, 2024
Discussion and possible selection by Town Board	May 20, 2024
Negotiate Sales Contract and Development Agreement	
Board of Supervisor's approves Sales Contract and Development Agreement	

PROPOSAL FORMAT AND REQUIREMENTS

Proposals that do not address the items listed in this Request for Proposals may be considered incomplete and may be deemed non-responsive by the Town at its sole discretion. It is the responsibility of the developers & consultants submitting proposals to determine the actual efforts required to complete the project. Interested entities should submit a proposal that includes the following:

- 1) A cover letter indicating your interest in the project and identifying why the firm is uniquely qualified for this project.
- 2) A brief description of the firm including its structure, capabilities, length of time in business, and experience with similar projects. Provide the name, address, phone number and email address of the key contact person. Also identify any proposed subcontractors.
- 3) Provide information about relevant completed development projects undertaken with concentration on those comparable in scale, nature, process and function to this project. Provide the name, email address, and phone number of at least two community references.
- 4) Project Description: Provide a brief narrative describing what is proposed for construction, including as applicable: number of buildings, housing units, unit sizes, bedroom mix, for sale/rent, approximately sale/lease rates, incomes served, ages served. Include estimated timetable for construction and phasing plan. Explain how the proposed project will achieve the desired project goals. Include approximate development costs anticipated to complete the project.
- 5) Identify the proposed purchase price for the land.
- 6) Concept plan: Submit a *conceptual* site plan showing initial ideas for site layout, buildings, streets, access drives, parking, utilities/infrastructure, stormwater, landscaping and other features. Also provide conceptual elevations and floor plans.
- 7) Identify the anticipated financial investment required for the development (broken down by phases if applicable). Also provide a statement of Developer's financial ability.
- 8) If any responding firm wishes to subcontract any portion of this project, the information contained in item 3 should also be provided for the subcontractor.

SUBMITTAL REQUIREMENTS

Proposals must be received by 4 PM Local Time, Thursday, May 16, 2024. The submittal must include Eight (8) paper copies and one (1) Electronic Copy (pdf submitted on flash drive). Label submittal: Blackhawk Run Site Development Proposal.

Submit to: Town of Beloit
Attn: Timothy Kienbaum, Community Development Director
2445 S. Afton Rd
Beloit, Wisconsin 53511
tkienbaum@town.beloit.wi.us

EVALUATION AND SELECTION PROCESS

Town Staff will evaluate proposals and make a recommendation to the Town Board of Supervisors for award based on a variety of factors, such as:

- Overall Concept Plan proposed and satisfaction of goals for the project area
- Extent to which proposed development maximizes the use of the site and provides for taxable value
- Qualifications and Experience of the firm and key personnel
- Demonstrated relevant experience in similar development projects and positive references
- Estimated level of investment and financial capability of developer
- Anticipated project timeframe for completion/phasing

Town Staff will evaluate the proposals received and may contact applicants to gather additional clarifying information as needed. Town Staff will then recommend one proposal for the Board's approval. Once a proposal has been accepted, a sales contract and development agreement will be drafted for Board of Supervisor's approval.

RIGHTS RESERVED BY THE TOWN

This Request for Proposals does not commit the Town to enter into a contract, nor does it obligate the Town to pay for any costs incurred in preparation and submission of proposals in anticipation of a contract.

The Town reserves the right to:

- Make the selection based on its sole discretion
- Reject any and all proposals without prejudice
- Issue subsequent Requests for Proposal
- Postpone opening for its own convenience
- Remedy technical errors in the Request for Proposal process
- Approve or disapprove the use of particular sub-consultants or sub-contractors
- Negotiate with any, all, or none of the Proposers
- Solicit best and final offers from all or some of the Proposers
- Waive informalities and irregularities in the proposal
- Request clarification of the information submitted
- Request additional information

INQUIRIES

Questions regarding this RFP must be in writing and sent via the U.S. Mail or e-mail to Tim Kienbaum (tkienbaum@town.beloit.wi.us) up to ten (10) days before the proposal is due. After this date questions involving the content or intent of the proposal will not be answered. All questions will be responded to in writing, and provided to all parties by posting on the Town's website, and treated as an addendum to the proposal packet.

PROPOSER RESPONSIBILITY

Interested proposers have the responsibility of understanding what is required by this solicitation. The Town shall not be held responsible for any firm's lack of understanding. This solicitation contains a brief description of the project site. The Town makes no representations as to the conditions of the project site and no employee or any other representative of the Town has authority to make any oral or written representations as to the conditions of the project site.

Any costs incurred in the development and submission of the response to this Request for Proposals shall be borne by the developer. The Town of Beloit is not responsible for any costs incurred by the developer in formulating their response, or any other costs incurred such as mailing expenses.

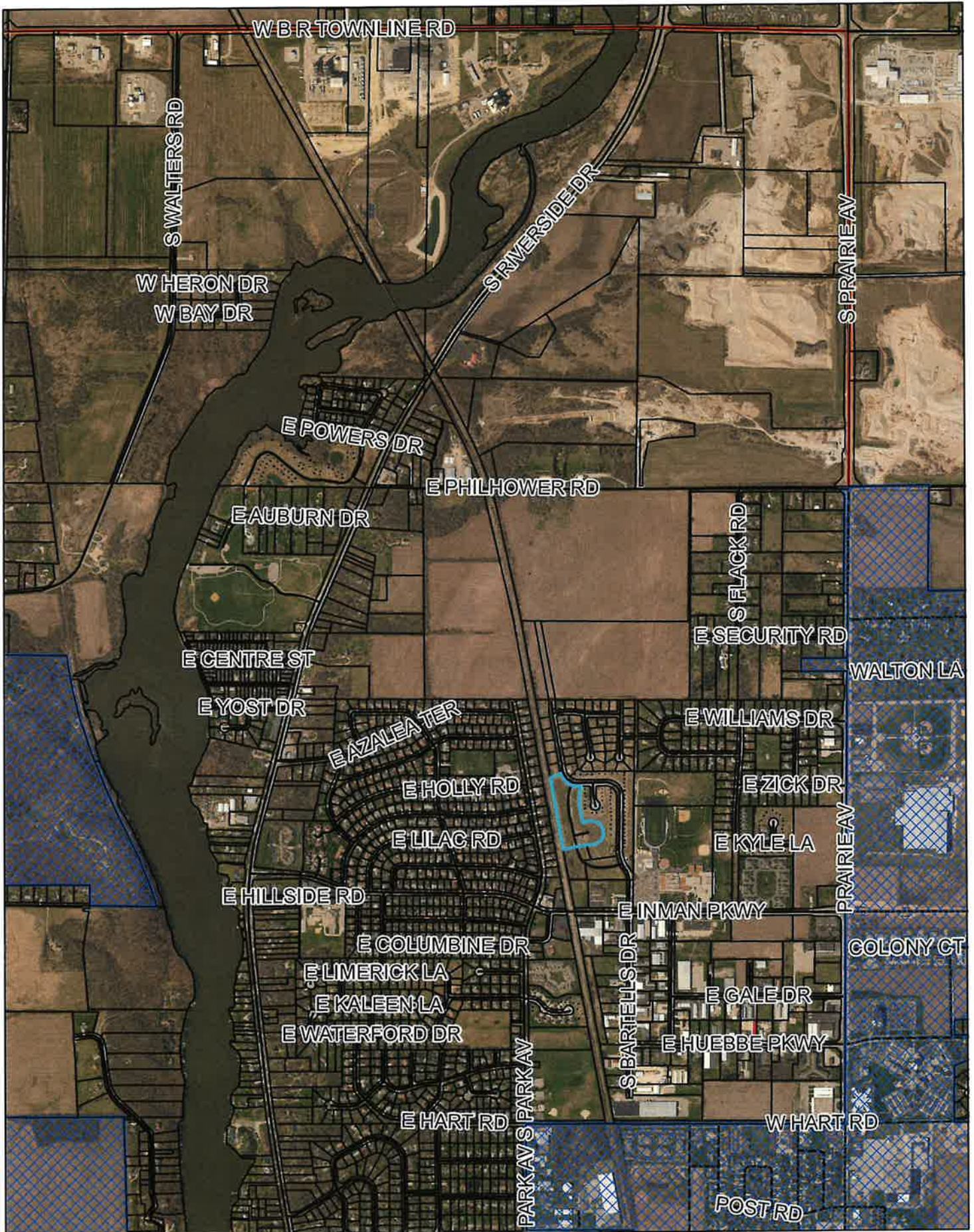
Proposers are responsible to assure delivery prior to the deadline. Do not assume that a guarantee by a mailing service will ensure that the proposal is received by the deadline.

CONTRACT

No contract shall be in effect until the Town of Beloit executes a completed sales contract including a signed development agreement.

APPENDIX LIST:

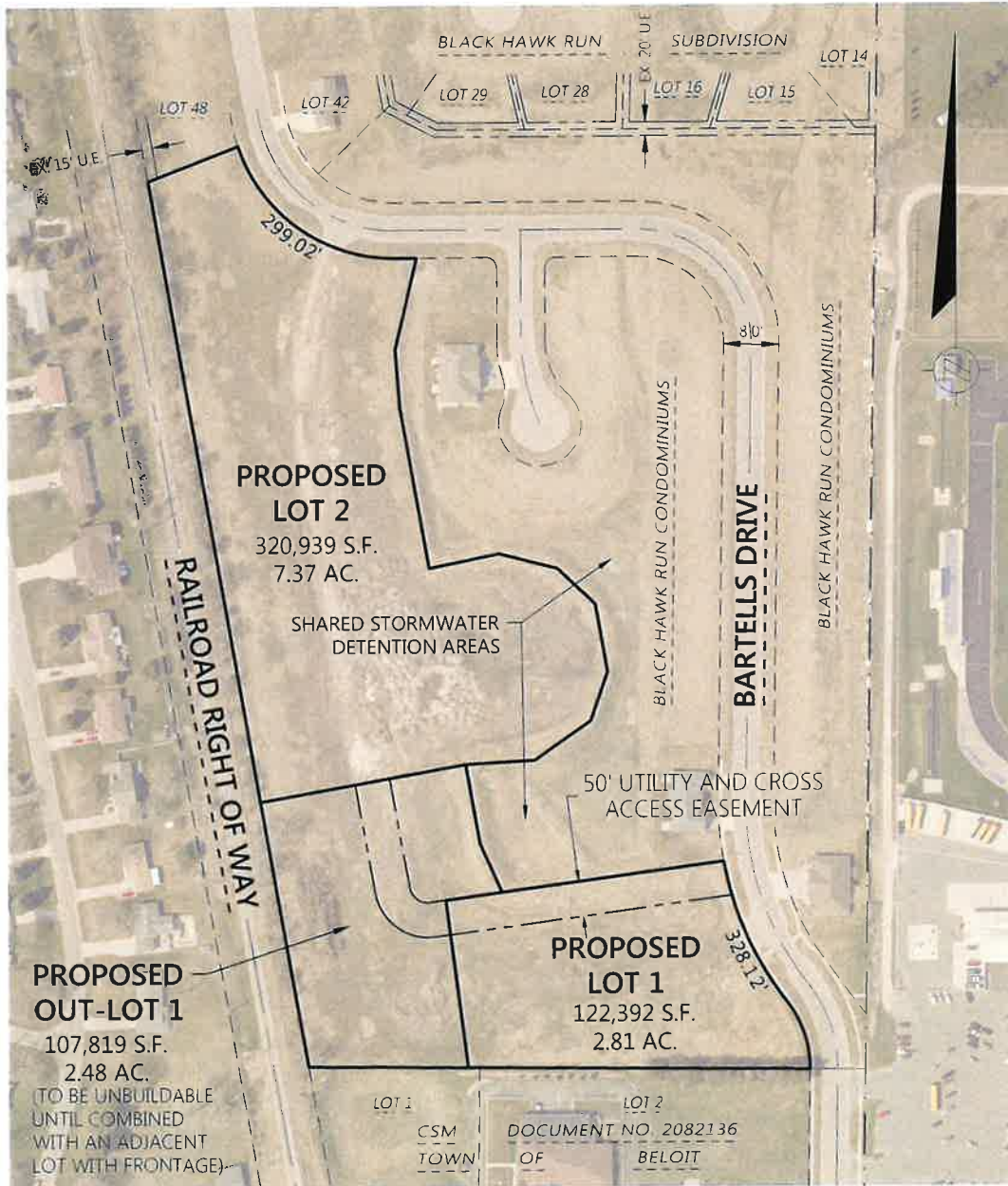
- A – Site location maps
- B – Current PUD Plan
- C – Current aerial site photos
- D – Engineering drawings showing utility locations
- E – Township R-3 Zoning Description



1 inch = 1,500 feet

PRELIMINARY CERTIFIED SURVEY MAP

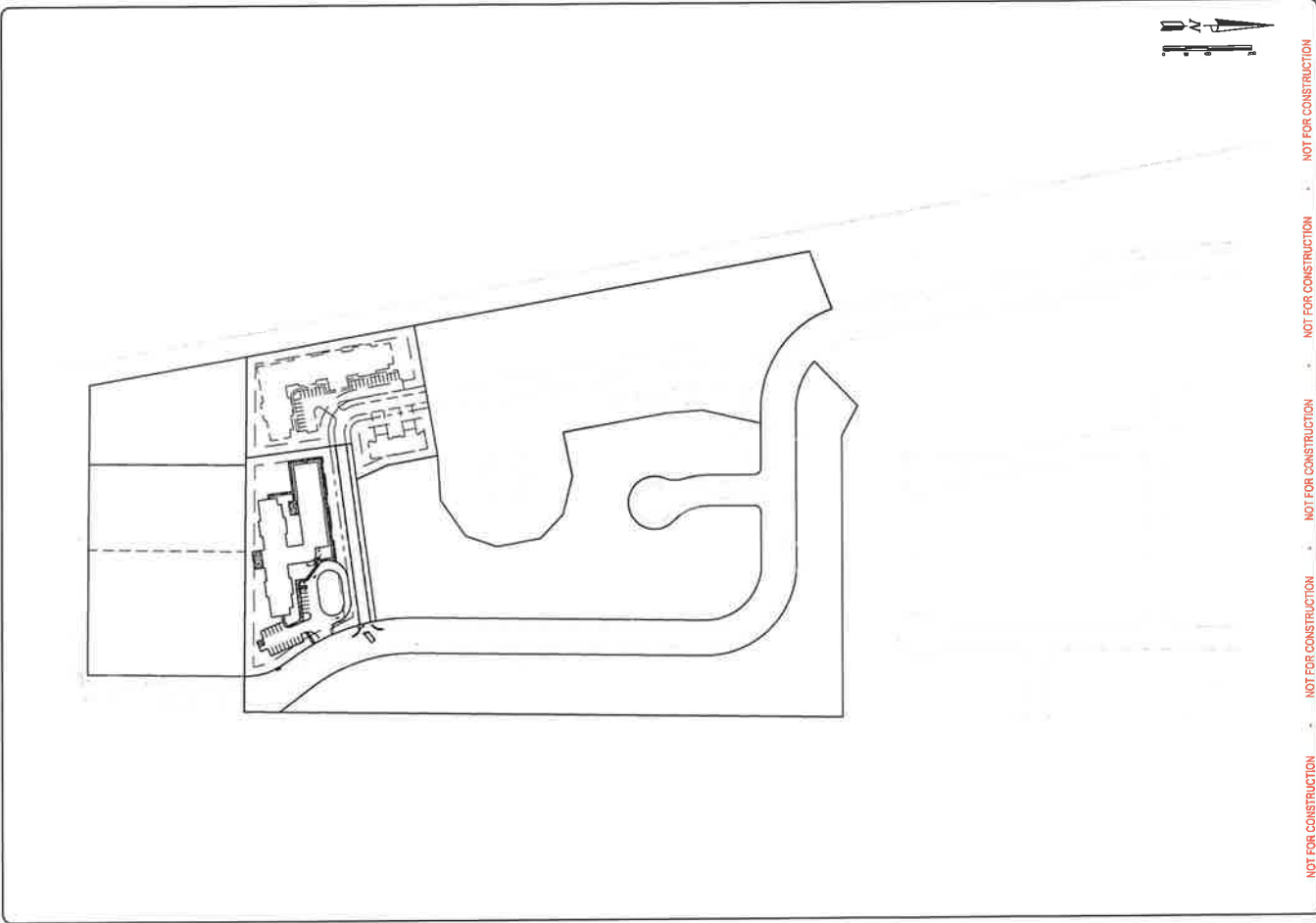
OF PART OF LOT 49 OF BLACK HAWK RUN AND PART OF
OUT-LOT 12-5 OF THE ASSESSOR'S PLAT OF БЕЛОIT TOWNSHIP,
BEING PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, T. 1 N., R. 12 E., OF THE
4TH P.M., TOWN OF БЕЛОIT, ROCK COUNTY, WISCONSIN.



Scale: 1" = 200'



ORDER NO: 33346 BOOK: SEE FILE FIELD CREW: DE DRAWN BY: KJB SHEET 1 OF 1	FOR THE EXCLUSIVE USE OF: TOWN OF БЕЛОIT	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> Batterman engineers · surveyors · planners </div> <div style="text-align: center;"> </div> </div> <p style="font-size: 0.8em; margin-top: 5px;"> 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464 www.rhbatterman.com </p>
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SHARZ 2017-18 2018-19 2019-20 2020-21 2021-22	# # # # # # # # # # # # # # # #	# # # # # # # # # # # #	# # # # # # # # # # # #
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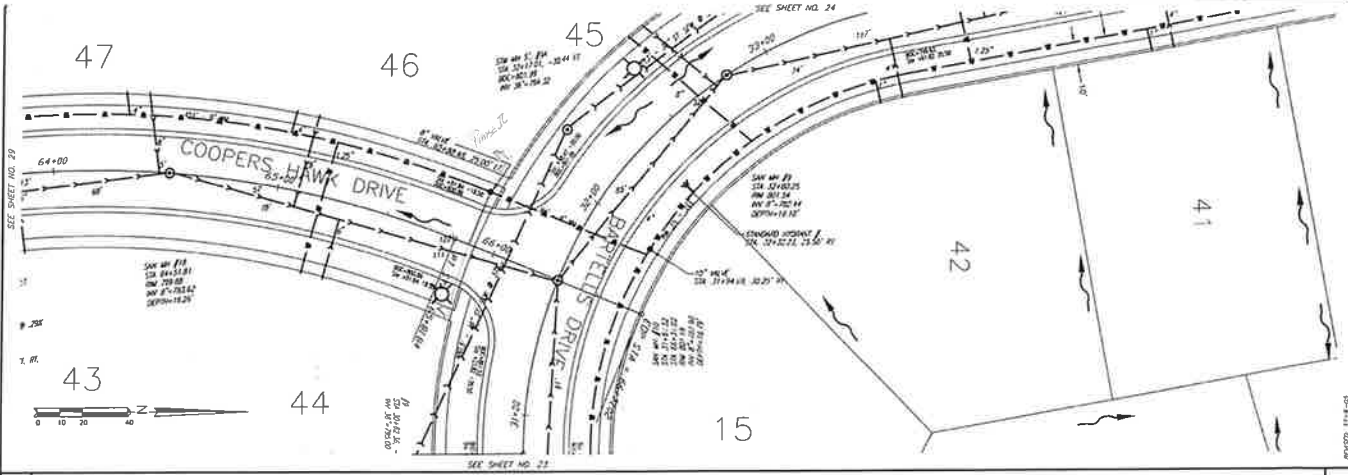
Batterman
 CONSULTANTS & ARCHITECTS
 2017 Pacific Drive
 SA 5035 Adelaide
 www.batterman.com.au







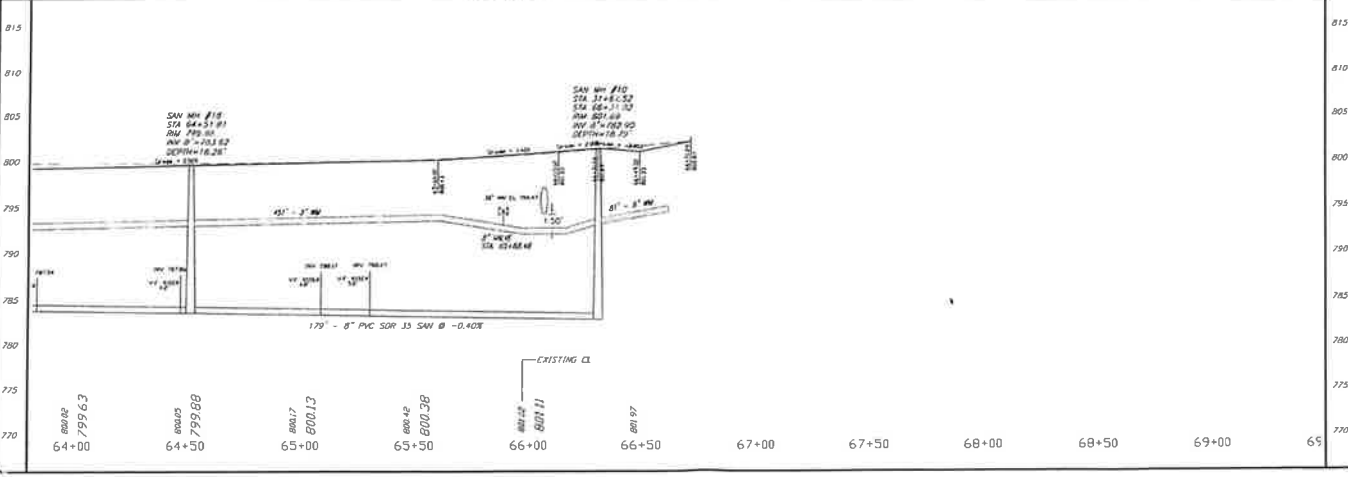




RHB

R.H. BATTERMAN & CO., INC.
 PLANNERS AND SURVEYORS
 1000 W. 10th St., Suite 100
 Des Moines, IA 50319
 Phone: 515-281-1111
 Fax: 515-281-1199

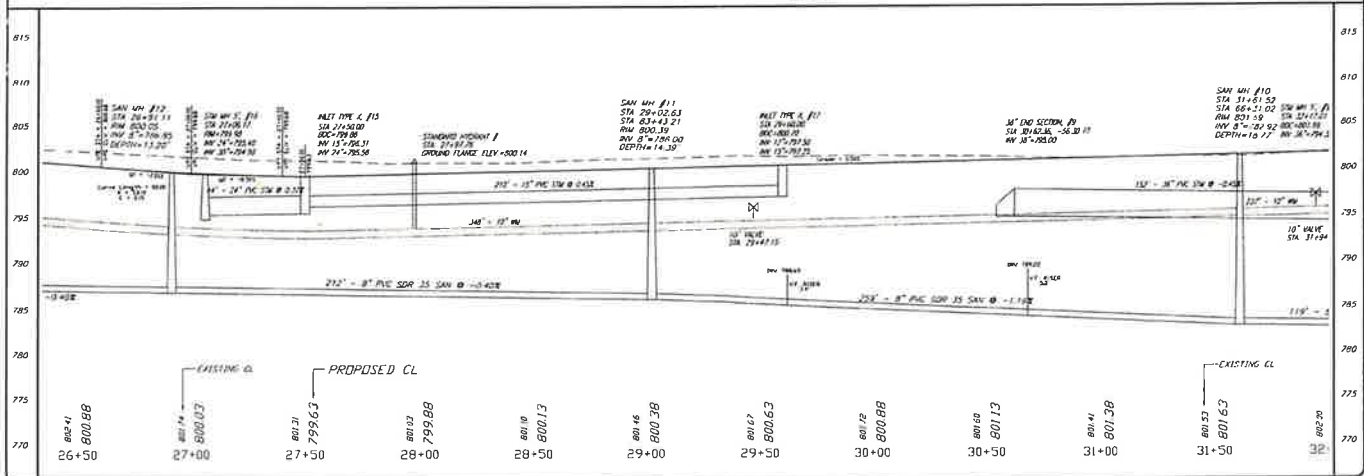
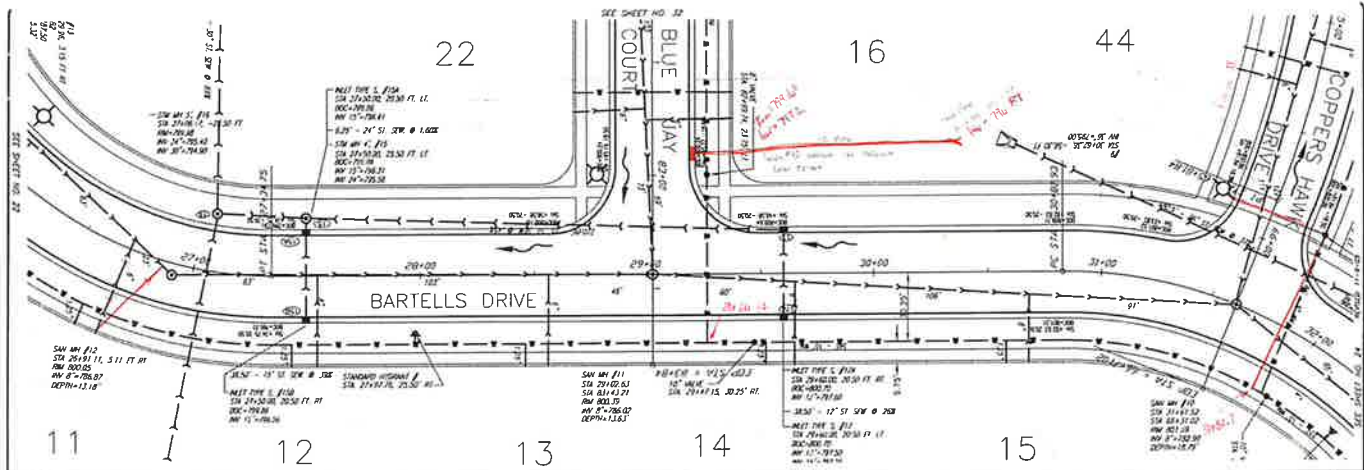
REVISED: 11-14-09



BLACK HAWK ROAD
 ROW, CD, BELD
 REGR. COUNTY, IA

COOPERS HAWK DRIVE
 STA. 64+00 TO 69+71.00

ORDER # 28631
 SHEET NO.
 30 OF 78



RHB

R.H. BATTERMAN & CO., INC.
 PLANNERS ENGINEERS LAND SURVEYORS
 2001 W. STATE ST. SUITE 200
 ROCKFORD, ILL. 61102
 PHONE: (815) 398-1100
 FAX: (815) 398-1101
 WWW: WWW.RHB.COM

BLACK HAWK RUN
 TOWN OF BELOIT
 ROCK COUNTY, WI

BARTELLS DRIVE
 STA 26+50 TO 32+00

ORDER # 26421
 SHEET NO. 23 OF 78

- i. Front Yard: 30 feet
 - ii. Side Yard: 10 feet
 - iii. Rear Yard: 20 feet, (Detached Garage: 10 feet)
 - h. Maximum Height.
 - i. Residential Uses: 35 feet
 - ii. Accessory Uses: Refer to Section 10.03(6)(e)
 - i. Minimum Floor Area Requirements for Residential Structures.
 - i. First Floor of a two-story building: 900 square feet
 - ii. Total: 1,400 sq. ft. of living area
3. R-2 Single and Two-Family Residential District.
- a. Purpose. The purpose of the R-2 Single- and Two-Family Residential District is to encourage, preserve and enhance areas within the Town for low-density single-family and duplex housing.
 - b. Permitted Uses.
 - i. Single-Family Dwellings
 - ii. Two-Family Dwellings
 - iii. Residential Condominiums
 - iv. Civic Uses
 - v. Public Parks
 - vi. Essential Services
 - vii. Adult Family Homes, CBRF's and other Community Living Arrangement Facilities serving eight (8) or fewer persons and are located at least two thousand five hundred feet (2,500') from the nearest Adult Family Home, CBRF or other Community Living Arrangement Facility.
 - c. Conditional Uses.
 - i. Bed and Breakfast Inns
 - ii. Cemeteries
 - iii. Churches and Other Places of Worship
 - iv. Family Day Care Centers
 - v. Group Day Care Centers
 - vi. Home Occupations (refer to Section 10.05(2)(l))
 - vii. Medical Clinics
 - viii. Model Homes
 - ix. Nursing Homes
 - x. Rehabilitation Centers
 - xi. Schools
 - xii. Utility Transmission Facilities and Communication Towers
 - xiii. Adult Family Homes, CBRF's and other Community Living Arrangement Facilities serving eight (8) or fewer persons and are located at least two thousand five hundred feet (2,500') from the nearest Adult Family Home, CBRF or other Community Living Arrangement Facility.
 - xiv. CBRF's or other Community Living Arrangement Facilities serving nine (9) to fifteen (15) persons.
 - d. Permitted Accessory Uses.
 - i. Fences
 - ii. Garages
 - iii. Gardens
 - iv. Swimming Pools
 - v. Solar Equipment (Refer to Section 10.03(21))
 - vi. Private Outdoor Recreational Facilities

- vii. Other accessory uses as determined by the Zoning Administrator/Planner or Plan Commission.
 - viii. Total cumulative floor area of all accessory uses shall not exceed eight hundred fifty (850) square feet plus five percent (5%) of total lot area.
- e. Minimum Lot Size.
- i. Single-Family: 10,000 square feet
 - ii. Two-Family: 15,000 square feet
 - iii. Un-Sewered: 1 acre
- f. Minimum Lot Width.
- i. Sewered Lots: 80 feet
- g. Minimum Yard Setbacks.
- i. Front Yard: 30 feet
 - ii. Side Yard: 10 feet
 - iii. Rear Yard: 20 feet
- h. Maximum Height.
- i. Residential Uses: 45 feet or 3 story, whichever is less unless granted by Conditional Use Permit
 - ii. Accessory Uses: Refer to Section 10.03(6)(e)
- i. Minimum Floor Area Requirements for Residential Structures.
- i. Two-Family: 1,200 square feet of living area per unit
 - ii. Single-Family: 1,400 square feet
 - iii. First Floor of a Two-Story Building: 900 square feet
4. R-3 Multi-Family Residential District.
- a. Purpose. The purpose of the R-3 Multifamily Residential District is to create, preserve and enhance areas within the sewered areas of the Town for medium density multifamily residential housing.
- b. Permitted Uses.
- i. Single and Two-Family Residences
 - ii. Multifamily Dwellings
 - iii. Residential Condominiums
 - iv. Civic Uses
 - v. Public Parks
 - vi. Essential Services
 - vii. Adult Family Homes, CBRF's and other Community Living Arrangement Facilities serving eight (8) or fewer persons and are located at least two thousand five hundred feet (2,500') from the nearest Adult Family Home, CBRF or other Community Living Arrangement Facility.
- c. Conditional Uses.
- i. Bed and Breakfast Inns
 - ii. Cemeteries
 - iii. Churches and Other Places of Worship
 - iv. Day Care Centers (Family and Group)
 - v. Group Homes
 - vi. Home Occupations (refer to Section 10.05(2)(I))
 - vii. Medical Clinics
 - viii. Model Homes
 - ix. Nursing Homes
 - x. Rehabilitation Centers
 - xi. Utility Transmission Facilities

- xii. Adult Family Homes, CBRF's and other Community Living Arrangement Facilities serving eight (8) or fewer persons and are located at least two thousand five hundred feet (2,500') from the nearest Adult Family Home, CBRF or other Community Living Arrangement Facility.
 - xiii. CBRF's or other Community Living Arrangement Facilities serving nine (9) to fifteen (15) persons.
 - d. Permitted Accessory Uses.
 - i. Fences
 - ii. Garages
 - iii. Gardens
 - iv. Swimming Pools
 - v. Solar Equipment (Refer to Section 10.03(21))
 - vi. Private Outdoor Recreational Facilities
 - vii. Other accessory uses as determined by the Zoning Administrator/Planner or Plan Commission.
 - viii. Total cumulative floor area of all accessory uses shall not exceed eight hundred fifty (850) square feet plus five percent (5%) of total lot area.
 - e. Minimum Lot Size: 15,000 square feet
 - f. Minimum Lot Width: 80 feet
 - g. Minimum Yard Setbacks.
 - i. Front Yard: 30 feet
 - ii. Side Yard: 20 feet
 - iii. Rear Yard: 30 feet
 - h. Maximum Height.
 - i. Residential Uses: 45 feet or 3 story, whichever is less unless granted by Conditional Use Permit
 - ii. Accessory Uses: Refer to Section 10.03(6)(e)
 - i. Minimum Floor Area Requirements for Residential Structures.
 - i. One-Bedroom Unit: 750 square feet
 - ii. Two-Bedroom Unit: 850 square feet
 - iii. Three Bedroom or more Unit: 950 square feet
 - j. Maximum Development Density: 8 Dwelling Units per Acre
5. R-3E Elderly Multi-Family Housing District.
- a. Purpose. The purpose of the R-3E Elderly Residential District is to create, preserve and enhance areas within the Town suitable for medium to higher density housing exclusively for the elderly.
 - b. Permitted Uses.
 - i. Multifamily Dwellings occupied exclusively by individuals 55 years of age or more
 - ii. Residential Condominiums
 - iii. Civic Uses
 - iv. Public Parks
 - v. Essential Services
 - vi. Adult Family Homes, CBRF's and other Community Living Arrangement Facilities serving fifteen (15) or fewer persons and are located at least two thousand five hundred feet (2,500') from the nearest Adult Family Home, CBRF or other Community Living Arrangement Facility.
 - c. Conditional Uses.
 - i. Bed and Breakfast Inns
 - ii. Cemeteries
 - iii. Churches and Other Places of Worship
 - iv. Family Day Care Centers (eight (8) or fewer persons)

- v. Group Day Care Centers
- vi. Home Occupations (refer to Section 10.05(2)(l))
- vii. Medical Clinics
- viii. Model Homes
- ix. Nursing Homes
- x. Rehabilitation Centers
- xi. Schools
- xii. Utility Transmission Facilities
- xiii. Adult Family Homes, CBRF's and other Community Living Arrangement Facilities serving eight (8) or fewer persons and are located at least two thousand five hundred feet (2,500') from the nearest Adult Family Home, CBRF or other Community Living Arrangement Facility.
- xiv. CBRF's or other Community Living Arrangement Facilities serving nine (9) to fifteen (15) persons.

d. Permitted Accessory Uses.

- i. Fences
- ii. Garages
- iii. Gardens
- iv. Swimming Pools
- v. Solar Equipment (Refer to Section 10.03(21))
- vi. Private Outdoor Recreational Facilities
- vii. Other accessory uses as determined by the Zoning Administrator/Planner or Plan Commission.
- viii. Total cumulative floor area of all accessory uses shall not exceed eight hundred fifty (850) square feet plus five percent (5%) of total lot area.

e. Minimum Lot Size: 15,000 square feet

f. Minimum Lot Width: 80 feet

g. Minimum Yard Setbacks.

- i. Front Yard: 30 feet
- ii. Side Yard: 20 feet
- iii. Rear Yard: 30 feet

h. Maximum Height.

- i. Residential Uses: 45 feet or 3 story, whichever is less unless granted by Conditional Use Permit
- ii. Accessory Uses: Refer to Section 10.03(6)(e)

i. Minimum Floor Area Requirements for Residential Structures.

- i. One-Bedroom Units: 500 square feet
- ii. Two-Bedroom Units: 750 square feet
- iii. Three or More Bedroom Units: 850 square feet

j. Maximum Development Density. 16 Dwelling Units Per Acre (Gross Lot Area)

k. Up to nine (9) additional units per acre may be permitted if the facility proposed is operated with on-site management, has full dining facilities and conducts organized activities for its residents.

6. R-4 Planned Unit Development District.

a. Purpose. The purpose of the R-4 Planned Unit Development District is to promote flexibility and innovation in land use to give residents a greater selection of high-quality living environments, enhance the visual character of the community, preserve natural and cultural features, and to enhance landscaping and public amenities. Property may be considered for classification into the R-4 district when such inclusion will significantly achieve the following objectives:

- i. Provide for greater public health protection through adequate potable water supply, human waste disposal, air circulation and sanitation.