



LookAbel Construction wishes to express our significant interest in the offered 9.85-acre parcel of land described as 3169 N. Bartells Dr Beloit, WI 53511.

We at LookAbel see this development as a unique opportunity for not only LookAbel and its affiliates but also for the community as an extension of the already proven success that is Blackhawk Run Subdivision. Since our establishment as a business in 2008, our mantra has always been quality over quantity. In forming our agreement as builder/ developer with the town of Beloit to complete the Blackhawk run subdivision in 2017, we swiftly established the region's new residential construction benchmark in quality and customer satisfaction. We have carefully formed and maintained strong relationships with only like-minded, quality driven tradesmen and subcontractors to ensure the best possible final product. Nearly all these same relationships span beyond the start of Blackhawk Run and still exist today. Partnerships like these are the secret to achieving a quality and consistency that sadly is not often seen in today's profit over performance business models. Over the years our company has experienced continued conservative growth that has positioned us to tackle larger scaled projects while maintaining an excellent reputation.

As the remaining lots fill in Blackhawk run, we look forward to the possibility of another successful partnership with the town of Beloit and continued presence in the area we have worked so hard to curate.

Development Proposal and Scope

We are proposing the 9.85-acre site be developed as an owner-occupied town home development consisting of (19) 2-story 4-unit buildings yielding a total of 76 units. Each building will contain three different floorplans offering a range in square footage from 1,344 sq ft to 1,664 sq ft. All three units will offer a 2- car garage and three bedrooms. We feel that this offering helps to create a blended income development essential for the young family demographic wanting to enroll their children in the desirable Turner school district. The development would be restricted and maintained by an HOA to ensure a consistent and cohesive aesthetic with the neighboring development. We anticipate marketing these properties with a range of \$289,000- \$345,000. The proposed development will offer two amenity spaces. The first being a green space with an outdoor pavilion available for residents to host larger gatherings with family and friends. The location of this amenity has been strategically positioned in an area near the neighboring condos to soften the transition with more developed landscaping and vegetation for a natural privacy screening. The second amenity would be a fenced dog run independent in location from the first amenity.

If selected, we would push to begin site and infrastructure work in the summer of 2024 with the construction of the first site beginning in the late fall/ early winter of 2024 and ready for market with 4 units in the early spring of 2025. The pace of development beyond that is as always market dependent. However, our expectation would be to establish a pace of (1) 4-unit buildings available to market every 2 months, conservatively. At that rate, completion would be achieved in just over 3 years with a total projected investment of \$20,000,000 including a land purchase price of \$147,750.

Sincerely,

Grant Abel

(815) 985-7112

lookabel@yahoo.com

Brian Looker

(608) 289-5093

Community References

Tom and Kelly Kolpien

1105 Whippoorwill Way

Beloit WI. 53511

tkolpien@axley.com

(608) 852-6392

Diane Anderson

3107 Blue Jay Ct

Beloit, WI 53511

dja217@yahoo.com

(847) 217-5604

Sean and Jessica Christofferson

3185 Jackdaws Dr.

Beloit, WI 53511

christoffersonsean@gamil.com

(608) 289-7012

Karla Clark

3186 Jackdaws Dr.

Beloit, WI 53511

kclark@c21affiliated.com

(608) 207-0421

Jeff and Jenna Winiarski

1012 Whippoorwill Way

Beloit, WI 53511

popo7224@yahoo.com

(414) 640-2309

Katie and McKinzie Clausen

1105 Whippoorwill Way

Beloit, WI 53511

katherine.clausen91@gmail.com

(608) 290-0939

Bob Maness

3101 Bartells Dr.

Beloit, WI 53511

bobmaness4@comcast.net

(815) 979-1064

Raymond and Vicki McMahon

3192 Warbler Ct.

Beloit, WI 53511

raymcmahon@charter.net

(608) 751-6739

Subcontractor References

Infrastructure Phase

Site Excavation- Silha and Sons Excavating Inc.

348 US-14 Janesville, WI

Water and Sewer- E&N Hughes Co.

N2629 Coplien Rd Monroe, WI

Curb and Gutter- JW Schultz Construction

N2941 Banker Rd Fort Atkinson, WI

Paving- Rock Road Companies Inc.

301 W B R Townline Rd Janesville, WI

Structure Construction and Contracting

LookAbel Construction

1555 E Huebbe Pkwy. Beloit, WI



Alm High. Bank Strong.

Monday, May 13, 2024

Town of Beloit
Tim Kienbaum, Community Development Director
2445 S. Afton Road
Beloit, WI 53511

Dear Tim:

This letter is submitted on behalf of LookAbel, LLC / Grant Abel and Brian Looker regarding RFP#2024-01 pertaining to the Blackhawk Run Multi-Family Site. As you and the Town are aware, CBI Bank & Trust (fka SENB Bank) has partnered with Grant and Brian on nearly fifty units in the Blackhawk Run subdivision, consisting of a mix of condos and single-family homes. We have had and continue to have a strong and positive partnership with LookAbel, considering them to be a high-quality customer of the bank. Grant and Brian have performed as required in everything they have worked with us on, never being late or in default. We are truly proud to place our name next to theirs and gladly provide this letter for their proposal.

LookAbel's experience speaks for itself as they have built the condo association in Blackhawk Run, teaming with The Helms and Rose Team of Century 21. Their vision of providing the needed infrastructure and community space while methodically constructing each of the proposed nineteen 4-unit townhomes is similar to the approach taken with the condo association and they have the ability to be successful in completing this proposal.

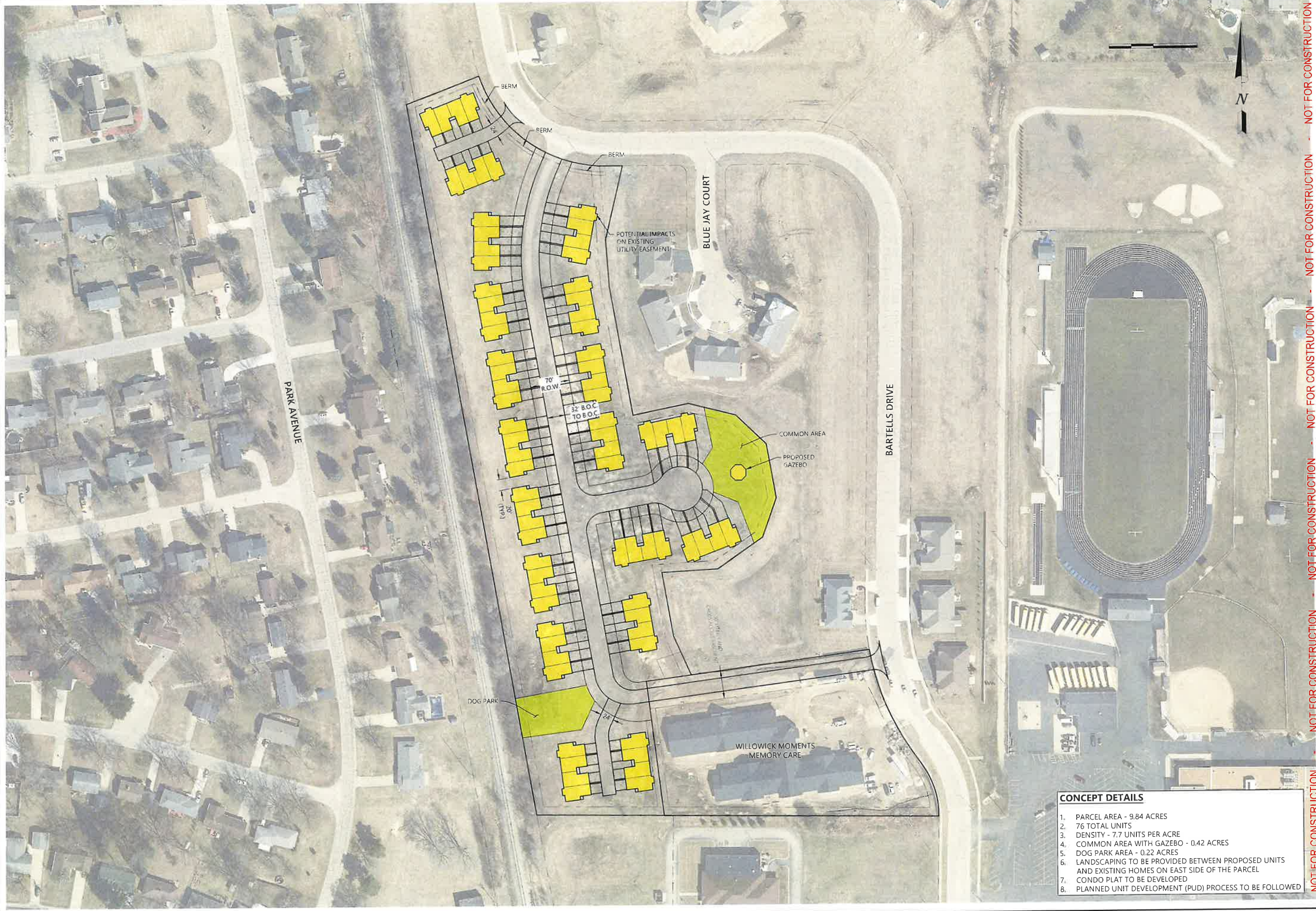
If I can answer any questions or provide any additional information, please feel free to contact me at 608-313-0590 or jeff.vohs@cibit.com

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Vohs". The signature is written in a cursive, flowing style.

Jeff Vohs
Stateline President

PLOT DATE: 3/7/2024 10:23 AM



- CONCEPT DETAILS**
1. PARCEL AREA - 9.84 ACRES
 2. 76 TOTAL UNITS
 3. DENSITY - 7.7 UNITS PER ACRE
 4. COMMON AREA WITH GAZEBO - 0.42 ACRES
 5. DOG PARK AREA - 0.22 ACRES
 6. LANDSCAPING TO BE PROVIDED BETWEEN PROPOSED UNITS AND EXISTING HOMES ON EAST SIDE OF THE PARCEL
 7. CONDO PLAT TO BE DEVELOPED
 8. PLANNED UNIT DEVELOPMENT (PUD) PROCESS TO BE FOLLOWED

NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION

DESIGNED BY:	LC
DRAWN BY:	LC
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	38037
SHEET NO.:	3

BLACKHAWK RUN MULTI-FAMILY SITE
 RFP #2024-01
 TOWN OF BELOIT
 ROCK COUNTY, WISCONSIN
 38037 - CONCEPT 3 DWG

CONCEPTUAL LAYOUT
NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING

ISSUANCE	2024-05-01
CONCEPT	

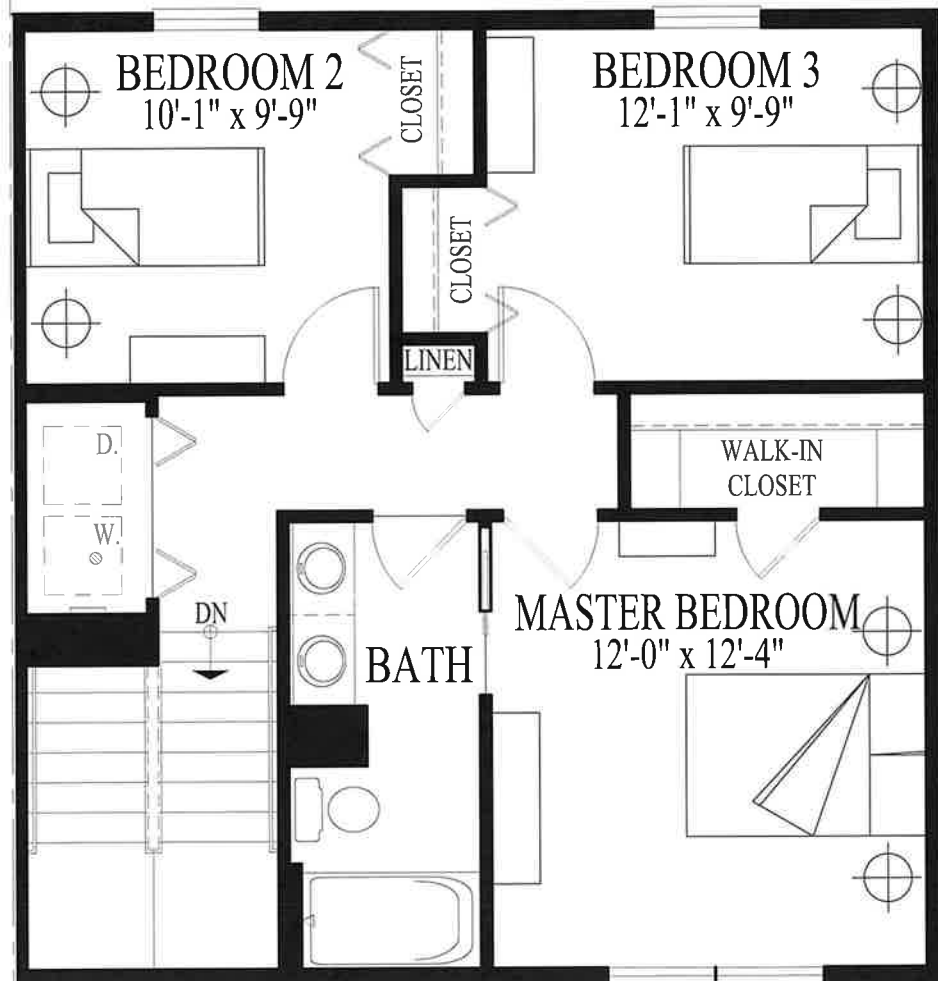
Batterman
 engineers - surveyors - planners
 2857 Bartells Drive
 Beloit, Wisconsin 53511
 608.365.4464
 www.batterman.com



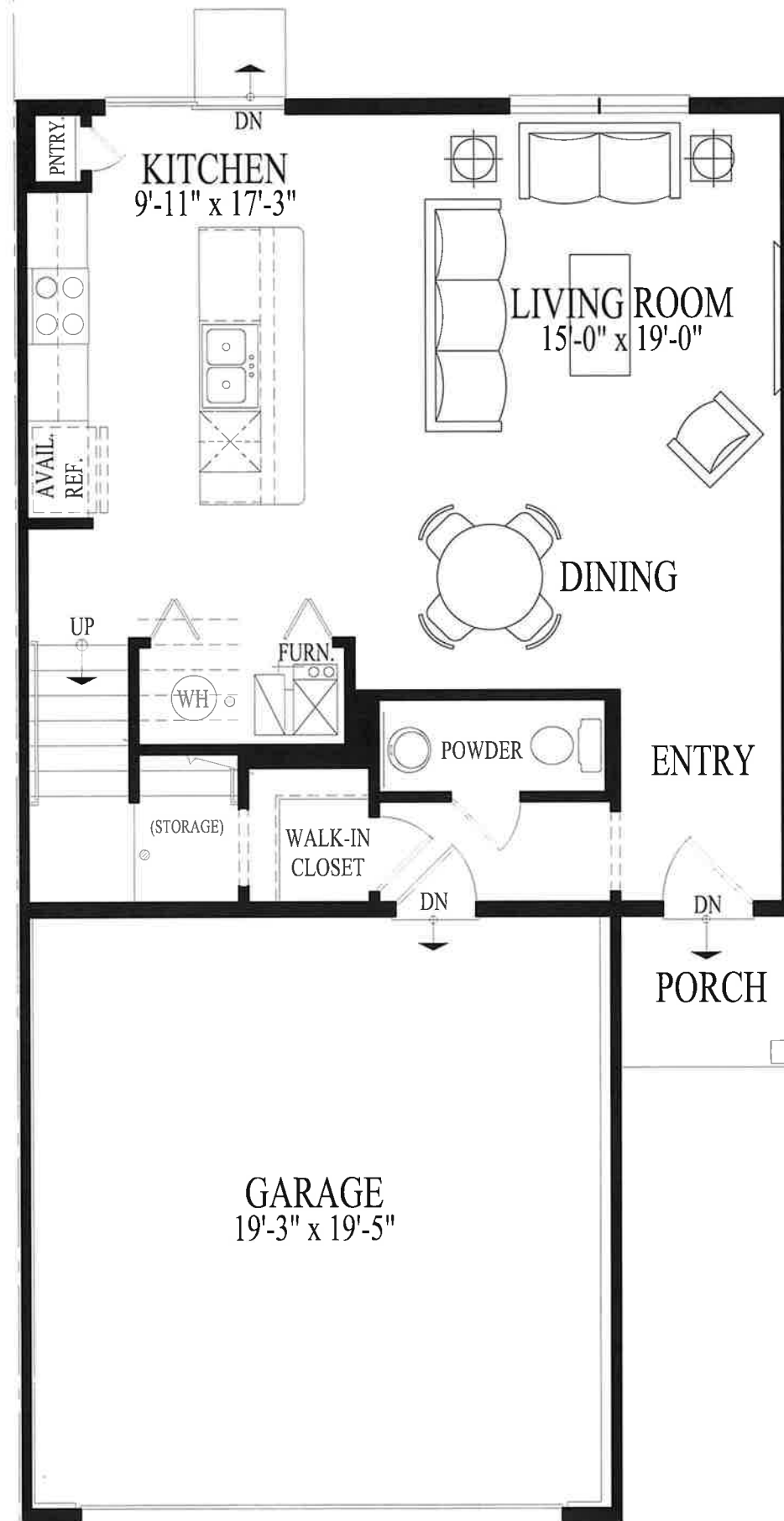








Upper Level



Main Level

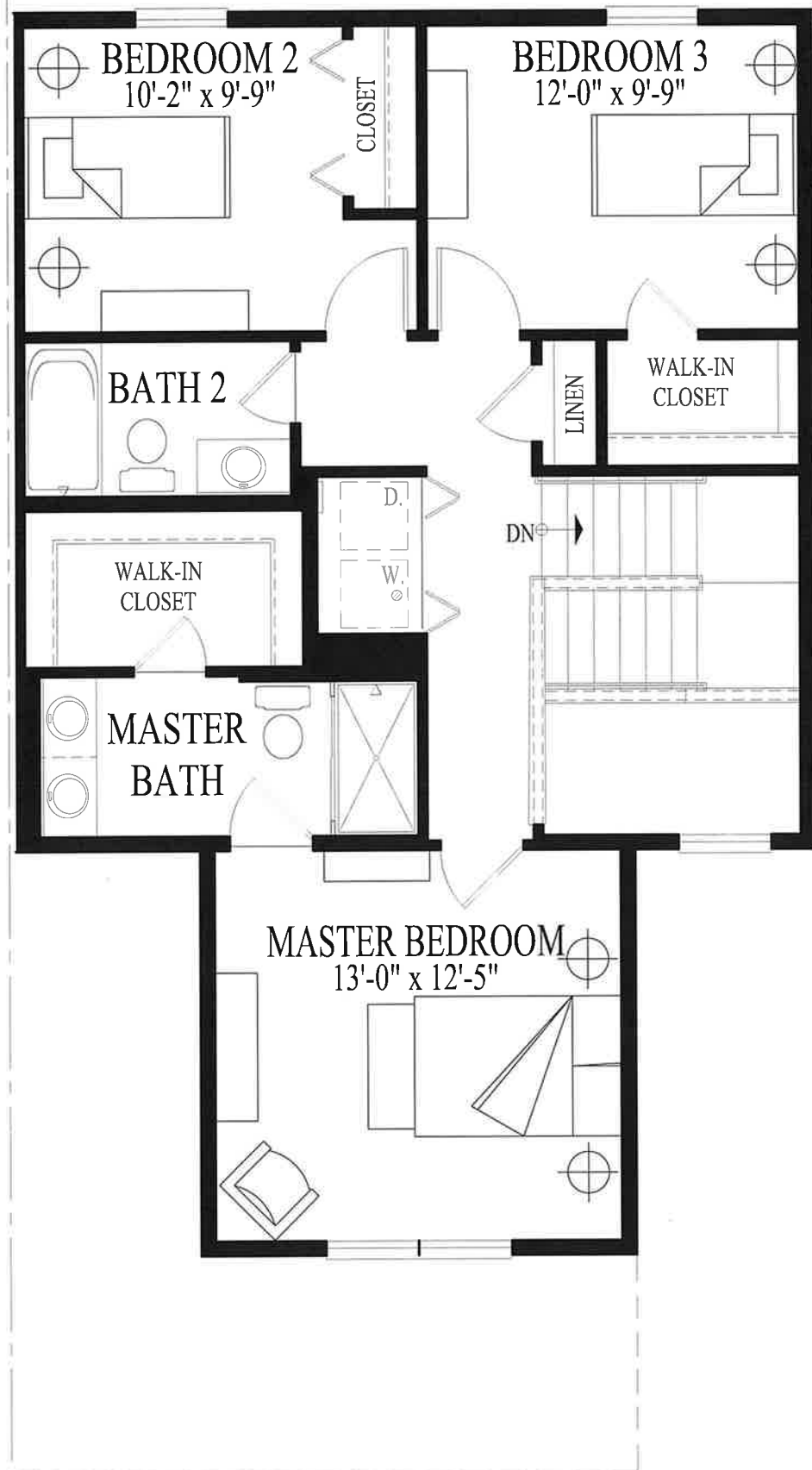
BLACK HAWK RUN
Beloit, WI

1344 Plan

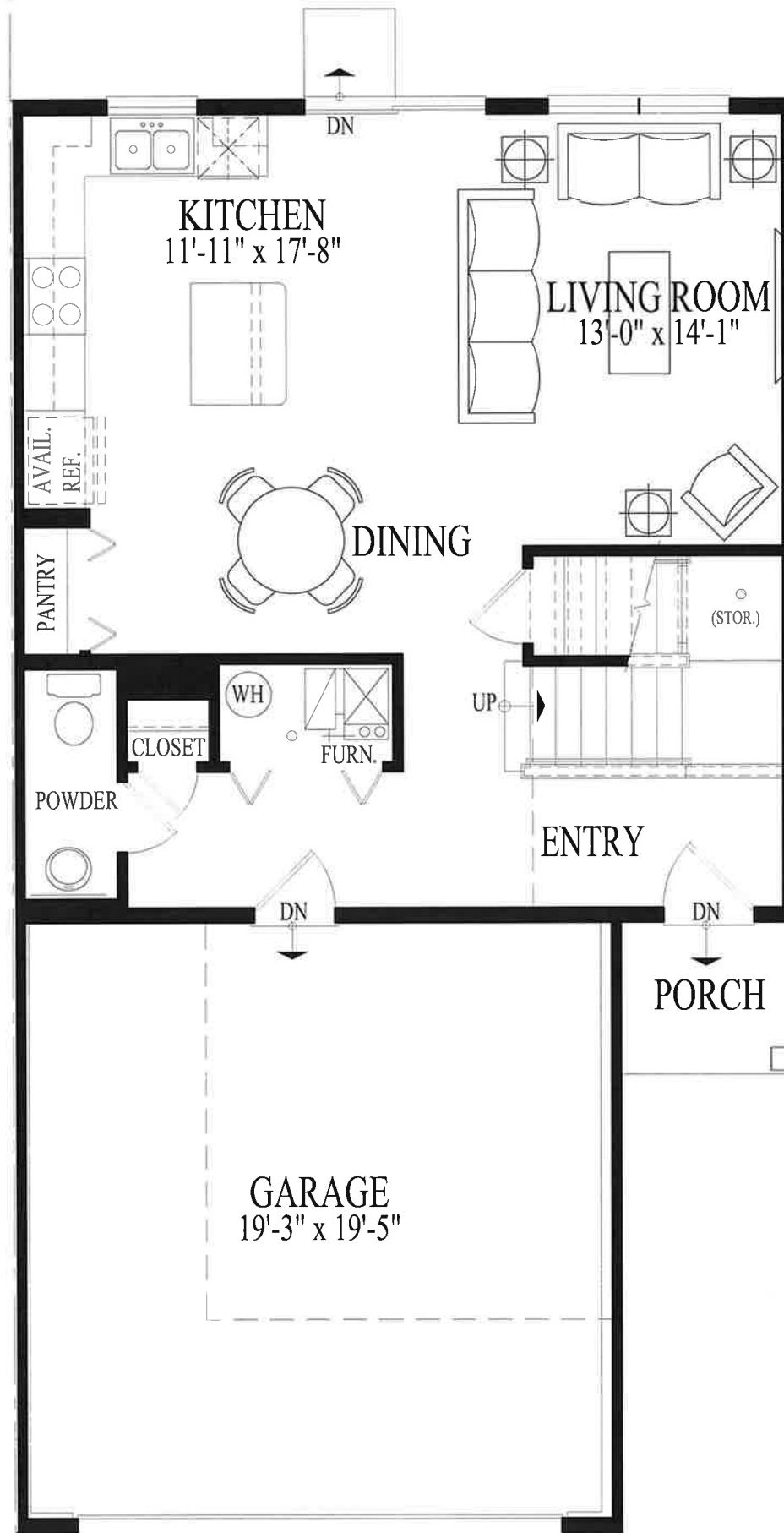
LOOKABEL BUILDERS
Beloit, Wisconsin


Premier Architecture, Inc.
1000 W. Spring St. South Elgin, IL 60177 (847) 877-0505

LookAbe's policy of continual attention to detail in design and construction requires that some revisions may be made by the architect or developer during the process of development. All dimensions are approximate. Floor plans are not to scale. Window sizes and locations vary with exterior design and specifications. Dimensions, features and specifications are subject to change without notice.



Upper Level



Main Level

BLACK HAWK RUN
Beloit, WI

1490 Plan

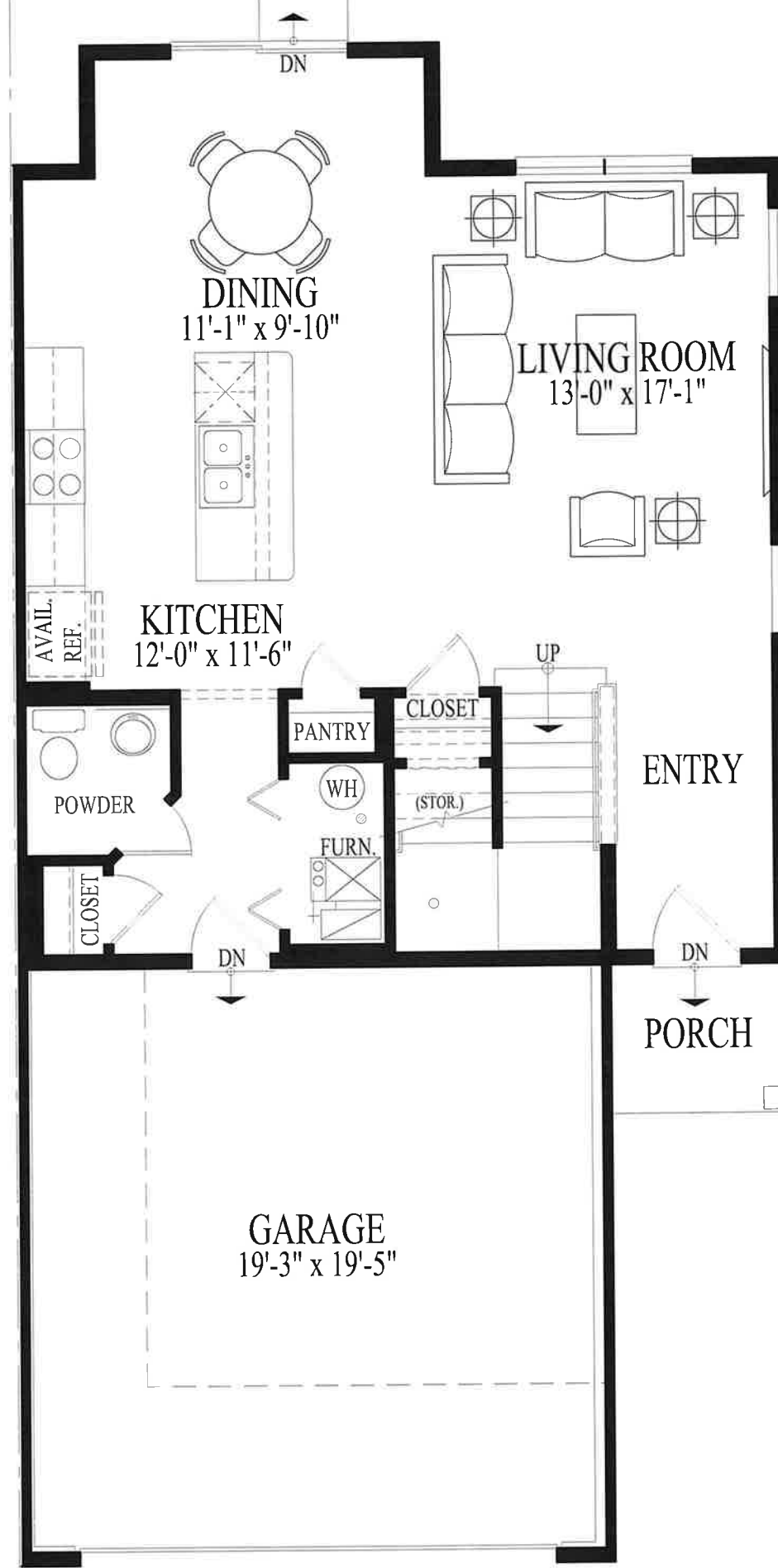
LOOKABEL BUILDERS
Beloit, Wisconsin


Premier Architecture, Inc
 1000 W. Spring St. South Elgin, IL 60177 (847) 877-0000

LookAbeL's policy of continual attention to detail in design and construction requires that some revisions may be made by the architect or developer during the process of development. All dimensions are approximate. Floor plans are not to scale. Window sizes and locations vary with exterior design and specifications. Dimensions, features and specifications are subject to change without notice.



Upper Level



Main Level

BLACK HAWK RUN
Beloit, WI

1664 Plan

LOOKABEL BUILDERS
 Beloit, Wisconsin

Premier Architecture, Inc.
 1000 W. Spring St. South Elgin, IL 60177 (847) 877-XXXX

LookAbel's policy of continual attention to detail in design and construction requires that some revisions may be made by the architect or developer during the process of development. All dimensions are approximate. Floor plans are not to scale. Window sizes and locations vary with exterior design and specifications. Dimensions, features and specifications are subject to change without notice.