

SIX VARIED PLANS SUBMITTED FOR ANGEL MUSEUM PROPERTY

May 09, 2019 at 9:58 am | By AUSTIN MONTGOMERY Staff writer



BDN file photo The former Angel Museum property is set to be redeveloped as the City of Beloit weighs future development options for the riverfront property at 656 Pleasant St.

BELOIT - The City of Beloit has received six proposals offering potential uses for the former Angel Museum property known as St. Paul's on the Riverfront, 656 Pleasant St.

Groups that sent proposals include Visit Beloit, Hendricks Commercial Properties, W.B. Kennedy Lodge, Holy Smokes Smoked Meats & Craft Beer, The Youth Unite-The Castle on Prospect Street, and Forward Construction Group.

According to city officials, all proposals will be reviewed before a recommendation is made by City Manager Lori Curtis Luther to the Beloit City Council. Strategic Communications Director Sarah Millard said no date had been set for the recommendation to come before the council.

The site was vacated after the Angel Museum closed in October of 2018, ending a two-decade run at the riverfront property that was home to some 12,000 angel figurines from over 60 countries. The former museum previously was St. Paul's Catholic Church before its 1997 renovation into the unique museum. An open house was held for interested parties on March 15.

The bids submitted to the city include:

- Visit Beloit: The tourism organization, part of the Vision Beloit partners, left its former location at 500 Public Ave. due to changes in construction for the Hotel Goodwin last summer. Since then the group along with the Greater Beloit Economic Development Corporation have been housed temporarily in the Eclipse Center. The other Vision partners, Downtown Beloit Association and Beloit Chamber of Commerce, are at downtown locations in the Strong Building and Irontek, respectively. In the \$4 million proposal, Visit Beloit says the site could be turned into a first-floor event space, along with a two-story addition to the existing church structure and a 7,980 square-foot expansion south of the church to accommodate future office space.
- Hendricks Commercial Properties: HCP has had a major hand in downtown Beloit's redevelopment and reuse of existing properties, and the group wants to keep going. In its proposal the company recommends building a total of 13 new residential units on the 1.2 acre property, while determining a future use for the existing building at a later date due to downtown residential demand. The buildings would include an 8-unit 6,750 square-foot building to the south, with a 5-unit, 4,220 square-foot building to the north. The residences, with rowhouse-style floor plans, would feature three bedrooms, three-and-a-half bathrooms, according to the \$3.25 million proposal.
- W.B. Kennedy Lodge No. 3: The lodge, 1127 Prince Hall Drive, was established in 1925 and has been in its current location for over 60 years. The lodge's \$30,000 proposal would be to acquire the property as a "permanent Lodge to continue our legacy."
- The Youth Unite-The Castle: The group provides music therapy for trauma victims and character education assemblies at area schools after being founded in 2008. The proposal would see the relocation of the Castle Conservatory to the riverfront property from Prospect Street. As part of the proposal, the group is offering up to eight free events, along with a free summer concert series on the riverwalk. The proposal would not redevelop the site, for a 2-to-5-year lease at \$1 per year.
- Holy Smokes: The conceptual future eatery and microbrewery would transform the site into a hub for smoked meats, local cheeses and tasty brews, according to the proposal, that would span a seven-year, \$5,000 monthly lease with the city with a future option to purchase the property. Craft beers would be made under contract by Dairy Air Brewing. The space would be renovated to allow up to 160 patrons, according to the proposal.

- Forward Construction Group: The company is proposing an addition to the current building to include a new entry vestibule, new washrooms, elevator and glass enclosed foyer. The upper level would be considered professional office space along with conference rooms, between 1,400 and 1,600 square-feet. The lower level would become a concession area for food vendors for public or private events, from film showings to weddings, according to the \$2 million proposal.