

CITY COUNCIL TO DECIDE ON HCP PLANS FOR DOWNTOWN

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Rendering provided This rendering shows the Hendricks Commercial Properties concept for downtown residential apartments with a first floor mixed use component at the site of the former Kerry Ingredients facility, 200 W. Grand Avenue in downtown Beloit.

BELOIT - Two development proposals that would add downtown residential units and potential mixed use business spaces are moving forward, with both set for final review and potential action before the Beloit City Council on Oct. 7.

Hendricks Commercial Properties is planning construction of 14 high-end row houses at 511 Public Ave., a 2,300-square-foot commercial building and an off-street public parking lot.

The other plan would redevelop the site of the former Kerry Ingredients facility, 200 W. Grand Ave., to initially build 54 apartment units termed the Wright & Wagner Lofts with an eye towards future development of the downtown site that could stretch to 174 units and three total buildings, according to the proposal submitted to the city. The Wright & Wagner name comes from the dairy facility that once occupied the site.

Initially, plans included adapting the old building at the site for apartments but structural issues surfaced that required demolition followed by new construction.

On Sept. 18, the Beloit Plan Commission unanimously approved the projects. The plans are scheduled to go before the council next month.

The lofts project requested a planned urban development (PUD) proposal through the commission that would allow commercial properties on the first floor of the building, with future build out possible, officials said.

Beloit City Councilor Mark Preuschl, who serves as the council representative on the commission, said both projects are an asset for Beloit.

"I think it's going to be huge," Preuschl said. "I think this is the future of modern urban living. This is an example of that and this is where downtown has to go."

Hendricks Commercial Properties CEO Rob Gerbitz could not be reached for comment regarding a possible timeline for construction of the row house project, while planning records indicated construction on the lofts could start this month and wrap up in October 2020.