

MILLIONS IN DEVELOPMENT PROJECTS ONGOING IN BELOIT

July 26, 2019 at 9:16 am | By AUSTIN MONTGOMERY Staff writer



Austin Montgomery/Beloit Daily News The former Kerry Ingredients production facility in downtown Beloit at 200 W. Grand Avenue will be demolished. The Hendricks Commercial Property-owned property was originally slated for adaptive re-use into apartments, but due to high construction costs, HCP will demolish the structure and build new, according to City of Beloit officials.

BELOIT - Development projects are in full swing in Beloit, as the city prepares to make slight changes to its downtown land use plan.

To date this year, the city has issued 611 building permits worth \$14.87 million in construction value. With five months left in 2019, the city's figures are lower than 2018 that saw 1,173 permits worth \$42 million, but is in line with 2017 (945 permits worth \$21.6 million) and 2016 (1,009 permits worth \$17.8 million).

Multiple residential, commercial and industrial projects are ongoing.

Residential

- The Oaks 2: Shopiere Oaks LLC, a Hendricks Commercial Properties-formed company, is set to start work on 21 of 26 single-family buildable lots ranging from 14,000 to 39,000 square feet following Beloit City Council approval on July 15.
- Hawk's Ridge: Teronomy Builders already completed a 58-unit apartment building worth \$11 million, and is moving forward on a second 75-unit apartment building following complications from the heavy rains seen this year.
- 200 W. Grand: The Hendricks Commercial Property-owned site of the former Kerry Ingredients factory was scheduled to be re-used, but after significant cost issues, HCP has opted to demolish the former facility, according to Beloit Planning and Building Services Director Drew Pennington. HCP hired a demolition firm last week, Pennington added. Last year it was announced the company would attempt to re-use the building for a 70-unit apartment complex, but it's unclear what the new design will be since plans have yet to be submitted to the city, Pennington confirmed. The property was built in 1906 and saw an addition in 1990, according to the Wisconsin Historical Society.

Commercial

- Visit Beloit: The tourism agency will seek board approval Wednesday for its design package to renovate and redevelop the former Angel Museum site, 656 Pleasant St., followed by a submission to the city. The plan will go before the landmarks commission, plan commission and city council for a two-phase project. Executive Director Celestino Ruffini said Visit Beloit will move into office space once ready, followed by an addition to the building. All work could be completed in mid-to-late 2021, Ruffini said.
- Assisted living: Cranston Elderly Care, 2240 Cranston Road, is currently under construction that will include four buildings and 96 units. Work is expected to continue over the course of three years. Buildings are approximately 14,000 square-feet each and could house up to 24 units each, according to the master land use plan.
- O'Reilly Auto Parts: Construction is underway following council approval in March. The 7,200 square-foot retail store and parking lot will cover multiple properties including 1003, 1017 and 1021 Fourth St., 117 Merrill St. and 1016 Third St. Work could be completed this fall. The existing Milwaukee Road location is expected to remain open.
- Burger King: According to Pennington, construction is expected soon following council approval, with the final plans being reviewed by Pennington's office. The site is adjacent to Menards on vacant land on the southeastern portion of the property. According to city records, the site has been designated for redevelopment since 2005.
- Holiday Inn Express: Construction on the 124-room hotel continues, but Pennington said the city has yet to be informed of a possible completion date. The hotel is the last of three to come online following the Hotel Goodwin downtown and Home2Suites extended stay along the Milwaukee Road corridor.

- Beloit College Powerhouse: Work on the transformative, \$38 million re-use project of the former Alliant Energy generating station remains ongoing. Pennington said the college has finalized its design of the addition that will move forward with translucent panels to accompany the future student union space. It's expected to open this fall, according to the college.

- ShopKo: Pennington said Thursday the city has not received any specific plans for redevelopment of the recently-closed big box store. The Greater Beloit Economic Development Corporation could partner with Beloit 200 next month for an update on a retail study for the Beloit area, according to GBEDC Executive Director Andrew Janke.

Industrial

- Lyons: Lyons Tru To Nature, formerly Tru Aseptics, is set to start construction on the first phase of growth this year to handle manufacturing and production spikes. New construction on an additional, connected warehouse will add between 80,000 and 100,000 square feet of additional production space, well over doubling what's already in place at the 60,000 square foot plant. The plant produces preservative free, minimally-processed fruit, dairy, vegetable and plant-based juice ingredients for the food and beverage industry, and 150-to-170 new employee hires are expected as the company grows, according to Lyons officials.

Pennington said he expects additional industrial projects in about a month's time, but no plans have yet been submitted.

Downtown

Pennington said the city will look to recommend changes to the downtown land use plan to the council later this year. The effort will focus on four areas: 200 W. Grand, the former Angel Museum, the vacant lot and former Methodist Church downtown for mixed use and the Hotel Goodwin site for a potential neighborhood commercial zoning, cleaning up the former zoning of office space, Pennington said.