

# DEVELOPMENT TREND CONTINUES IN CITY OF BELOIT

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BELOIT - Development in Beloit has remained steady this summer, with officials touting new residential development as a strong sign of economic health and diversity.

On Friday, the Beloit Daily News sat down with Building and Planning Services Director Drew Pennington to check in on ongoing projects. As of July 1, 533 permits for construction and renovation had been issued by the city, with a total construction value of \$9.9 million, with the numbers expected to increase as ongoing projects wrap up.

- Residential development

The city has accepted plans for three projects in Beloit to add 52 single-family homes.

- The Oaks:

Twenty-four lots are planned for construction at two cul du sacs oriented end-to-end with residential connections are set to be built.

- Eagles Ridge:

New Leaf Homes, the project's developer, said 22 lots are planned for construction and a second phase of the Eagles Ridge development will add six homes on Raven Court. Last year, the city sold two acres of land to accommodate the project.

Both projects will go before Beloit's Plan Commission Aug. 9, and the Beloit City Council will approve the plat applications after the commission reviews the plans.

Pennington said the up-tick in residential development is a good sign for Beloit, especially ahead of the inaugural housing conference Aug. 23 that will bring together realtors, developers, engineers, business owners, nonprofit organizations, builders and city leaders to explore the state of Beloit's housing market.

"It's encouraging to get developers involved," Pennington said. "It's quite a variety of people that are going to be there. I think it's a good sign developers are willing to share their experience."

- Beloit College Powerhouse project:

The \$38 million project to revamp the former Alliant Energy plant on Riverside Drive is seeing movement, with the project slated to open early next year. Site plans are expected to be filed with the city this fall, Pennington said.

- Stateline YMCA:

The \$11 million project to overhaul a large portion of the former Beloit Corporation structure along the riverfront in the Ironworks campus will see an open house Aug. 18. The expansive overhaul was originally slated to open in the spring, but was pushed back by site preparation work and logistical slowdowns. Beloit's current YMCA serves around 16,000 individuals, and officials are hoping for a 20 percent increase in membership totals.

- Holiday Inn Express:

Developers with KDN Hospitality submitted revised site plans for the 6-story, 124-room hotel at 3022 Ford Street Aug. 3, and site work is underway, with a tentative opening for next year.

- Home2Suites by Hilton extended stay hotel:

The plan to bring a 102-room hotel adjacent to the Hampton Inn on Reynolds drive saw site plans be submitted to the city last week, with no further action needed by council. Site preparation work is expected this month, with a potential opening date set for spring 2018.

- G5 Brewing Company:

The plan to bring a brewery to the Gateway Business District is moving forward after the council will vote on aspects of the plan next month. According to the brewery's website, the new Beloit business could see construction start in September, on a 6- to 8-month timeline. Plans call for a spring 2018 opening.

Dunkin Donuts and Firehouse Subs: Dunkin Donuts is expected to open by the end of summer, and Firehouse Subs will open Aug. 8. The two locations will move into the shopping center space formerly occupied by Asia Buffet on Milwaukee Road near Walmart.