

HENDRICKS GROUP PLANS DOWNTOWN HOUSING UNITS

September 13, 2019 at 9:10 am | By AUSTIN MONTGOMERY Staff writer



Gerbitz

BELOIT - The Beloit City Council will get their first look at two development projects by Hendricks Commercial Properties (HCP) at its meeting Tuesday.

The council could review and send back to the Beloit Plan Commission a proposal to redevelop the vacant property at 511 Public Ave. HCP is proposing construction of 14 row house units, a 2,300 square-foot commercial building and an off-street parking lot. The property, which formerly was the site of the First United Methodist Church, was acquired by HCP in 2016 and is across the street from the Hotel Goodwin and Velvet Buffalo Cafe.

The proposed three-story row houses would feature small front setbacks and rear-loaded garage parking. The proposed commercial building could be located at the corner of Pleasant and Public and be subdivided into two commercial spaces that could be used for retail, restaurant or office space.

HCP President Rob Gerbitz said the "high-end row houses" would be designed for sale units, not rentals.

"For us this is really exciting to see these next phases of downtown Beloit take shape and add to the great live-work-play lifestyle that we have here," Gerbitz said.

According to the agenda, the project could come back to council on Oct. 7 for possible action and a public hearing. A zoning map amendment has also been requested as part of the project that would allow greater flexibility in building placement and commercial use on the property.

At the site of the former Kerry Ingredients factory, 200 W. Grand, HCP is moving on from its planned adaptive reuse proposal to revitalize the structure after running into cost overruns. HCP is proposing to demolish the structure in the coming weeks and prepare the site for future build-out of 54 residential units called the Wright & Wagner Lofts, according to Gerbitz.

The property could include indoor parking, a rental office, and limited commercial uses on the first floor.

Gerbitz said the demand for more downtown residential development has been high for the last "few years."

"We just do not have enough of the quality people are looking for here," Gerbitz said. "With the 54 apartment units in phase 1 of Wright & Wagner Lofts at 200 West Grand, we feel we are well on our way to filling some of that demand."

The plan could be reviewed by council and referred to the plan commission and come back before council on Oct. 7, according to the agenda.

Another HCP-affiliated project, the expansion of The Oaks subdivision, could see an additional trip before the council, with councilors possibly taking action on a development agreement between the city and Shopiere Oaks LLC, an HCP-formed company, for public infrastructure improvements for a future subdivision. The development agreement looks to build 21 new single-family lots with an extension of Deerfield Drive and storm water detention. The Greater Beloit Economic Development Corporation approved Thursday a \$25,000 grant for the project towards infrastructure costs.

The council also could take action on a resolution authorizing \$98,406 for nine Beloit properties that are set for foreclosure. All properties are located in one of the two designated areas for neighborhood revitalization via federal funds. If purchased, the homes would be evaluated for rehabilitation or demolition. ACTS Housing, a Milwaukee-based affordable housing group, will also evaluate the homes to determine if the properties fit some of the group's participants. One home, 910 Gerald Ave., is already scheduled for demolition due to a hole in the roof, according to the agenda.