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Economic & Housing Development

REPORT TO
THE COMMUNITY
2005

Larry N. Arft, City Manager



Gateway Projects

Amp Electric Building

40,000 sq.ft. New Industrial Building

\$2.8 Million



Staples Customer to Customer Order Fulfillment Center
44 Acres
400,000 Square Feet
\$44 Million Investment
200 (+) jobs



Possible Future Expansion

300,000 Square Feet (Total 700,000 Sq. Ft.)

200 additional jobs (Total 400+ jobs)



GATEWAY PROJECTS 2006

- **Specialty Machine Tool Company**
 - 10,000 Square Feet 15 jobs
- Negotiations continue with two other potential users

Gateway Monument Sign





**I-90 Business Park
Projects
and
Milwaukee Road Corridor**



Willowbrook Village
66,000 Square Foot
Retail/Commercial Center
\$1.4 Million



CB Distributors Expansion - New Construction

56,000 sq.ft. Office and Warehouse Bldg.

\$2 Million



**Former CB Distributors
Sale Pending for a New Food Industry User**



Frito-Lay Associate Support Facility Expansion

- * 16,000 sq.ft. Renovation
- * 8,400 sq.ft. New addition
- * \$4 Million



**Frito-Lay Traffic Center Expansion
16,000 Square Feet**



Total Investment

for Both:

\$7.5 Million

30 New Jobs

**Frito-Lay Warehouse Expansion
40,000 Square Feet**



Willowbrook Road Extension



Stateline News – Under Construction

2 Acre Site

6,333 Square Feet



Central Christian Church Expansion Under Construction



**Kropp Equipment Rental
Corner of Kennedy & Office Park Lane
3.6 Acres
10,000 Square Foot Building**



Menards Home Improvement Store
23 Acre Site
162,000 Square Foot Building
\$9.8 Million





West Side

Whipple and Madison General Dollar Store - Under Construction

9,000 Square Feet





**The Rock Restaurant –
Under Construction
4,000 Square Feet
\$1 Million (+) Investment**





City Center Development



Woolworth Building Renovation ~Renderings~

200-T-020C



H O N S I N G



Riverbend
New Urbanism Re-development Project

Heritage View ~Renderings~



New mixed-use
Riverfront Development
*45,000 sq.ft.
*\$3.5 Million



Iron Works Kerry Occupies Former Beloit Corporation Headquarters Building Façade Renovations



Regal Beloit Support Parking Lot – Under Construction



Regal Beloit Corporation – Expansion
17,600 Square Foot Addition
\$2 Million Investment



**O.P. Renovation
American Construction Metals
\$5.5 Million Investment**



**Ace Hardware Relocation – 400 Block of Broad Street
Opens Riverfront, Creates a Downtown Retail Anchor
15,000 Square Feet
\$1 Million Investment**



Casino Project

- 1/28/05 - Draft Environmental Impact Statement Completed
- 1/31/05 - City extends option on land proposed for development
- 2/07/05 - City reaffirms support for project
- 2/22/05 - Public meeting for comments: 7pm at Aldrich Middle School
- 3/14/05 - Written comments due by, and public comment period ends
- 10/30/05 - Response to comments by BIA and Tribes
- TBA - Final Environmental Impact Statement Published
- TBA - Final Determination
- TBA - Application to Secretary Norton at Dept. of Interior
- TBA - Negotiation of Compact with Governor Doyle

2004 Economic Development Re-cap

- **New Businesses - 23**
- **New Jobs - 98**
- **Total New Square Footage Developed
– 127,594 sq. ft.**
- **Total Investment - \$14,744,789**



Growth In Assessed Value

	<u>2004</u>	<u>2005</u>
New Construction	= 3%	= 3%
Increased Value of Current Property	= 3%	= 5%
Total Increase	= 6%	= 8%





Residential Development

ROCK RIDGE

West Side

George Ruff - Oakfield Development

270 Acres

222 Dwelling Units



WEST GRAND IN FILL PROJECT
2 Units Complete
2 Under Construction
Visionary Structures, Inc.



Gateway Estates

~Gateway~
100 Apartments
\$6.3 Million



**Hawk's Ridge Apartments
- Gateway -
10 – 32 Unit Apartment Buildings
2 Buildings Constructed
2 Buildings Under Construction
\$17 Million**





Eagles Ridge West - Gateway –

16 Single Family
Residential Lots

14 Houses
Constructed or in
Process of Being
Constructed

\$2.7 Million



Eagles Ridge ~Gateway~ 40 Single Family Units

Golden Eagle Dr.



1st Phase Infrastructure

Fuller's Woods

32 Condominiums – 10 Condominiums are constructed





Burton Street Apartments

8 – 12 unit apartment buildings

Maple Avenue Project – Infrastructure Complete



Neighborhood Initiative

850 Bluff

Sold for \$105,000



Walnut Grove Subdivision

15 Acres/ 65 Dwelling Units





Deerfield Estates
22 Acres
78 Dwelling Units



Parkmeadow North
80 Acres
325 Dwelling Units



**Fairbanks Flats
Redevelopment Proposal Received
Market Rate Condos
16 Units**





New Residential

2004

8	4-Unit Condos	=	32 Units
70	Single Family	=	70 Units
9	2-Unit Condo's	=	18 Units
0	Multi-Family Units		
Total Units		=	120

2005

0	4-Unit Condos	=	0 Units
31	Single Family	=	31 Units
5	2-Unit Condo's	=	10 Units
11	Multi-Family	=	172 Units
Total Units		=	213

Thank You!

Questions?

