

# UWM Riverview Residence Hall

PUB-RR-829

January, 2009

## UWM Riverview Residence Hall

1194 East North Avenue  
Milwaukee, WI  
Milwaukee County

2 Acres

**Location: Along the Milwaukee River,  
near popular Eastside businesses,  
approximately two miles from the UWM  
campus.**

**The University of Wisconsin-Milwaukee  
creates a modern new home for 475  
students at the site of a former  
brownfield.**

### History

When University of Wisconsin Milwaukee officials began looking for a place to build a new residence hall, they wanted a location that was close to campus, close to the stores and restaurants where students liked to go, and somewhere where construction could be completed quickly. In the end, a brownfield fit the bill perfectly.

The University worked with their Foundation and chose the former Hometown Oil Company site, along the Milwaukee River. At one time the property was part of a railroad spur called the Beerline. Wisconsin Coal and Ice also once operated on the site before it became Hometown

Oil. When Hometown left the spot, it was eventually the city of Milwaukee who took control of the property.



*A vacant lot is all that remains of the former Hometown Oil prior to the UWM redevelopment (photo courtesy DNR).*

### Investigation & Cleanup

Past history as a fueling station indicated a high probability of contamination. Investigations at the property returned confirmation of polycyclic aromatic hydrocarbons (PAHs) and metals. Fortunately, especially considering the property's proximity to the river, testing turned up no groundwater contamination.

Contractors began the cleanup process by separating sections of soil depending on their levels of contamination. The most-contaminated soils were removed and sent to an off-site hazardous waste landfill. Clean and slightly-contaminated soil was used as fill for the development project, provided it was



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707  
<http://dnr.wi.gov/org/aw/rr>



appropriately "capped" by the dormitory building and parking lot, to prevent public exposure.

## Redevelopment

UWM Foundation's approach to turn a brownfield into a move-in ready residence hall was breathtakingly fast. The actual redevelopment work took 14 months, which was much appreciated by the University, the city of Milwaukee and local residents.

Riverview Residence Hall is an impressive six-story complex, complete with 131 student quarters, dining facilities, a fitness center, laundry, and study lounges. Up to 475 students can live in the Hall. Cost of the redevelopment was approximately \$23 million.

Which such a fast completion time, UW officials are already taking this model and looking to apply it to future residence hall projects.

The finished Riverview project turned more heads than just those of UWM students. The Milwaukee Business Journal voted Riverview the best Public/Private Partnership Project for its 2008 Real Estate Awards.

## Financial, Liability, Technical Assistance

Assistance from the DNR's Remediation and Redevelopment (RR) Program helped the developer meet its environmental responsibilities, including meeting standards for soil quality. Upon completion of the remediation effort, RR Program staff issued the property owners a letter of closure, certifying that all remediation of past contamination had been completed to acceptable levels.

Funding for site remediation came in-part through a \$100,000 Brownfields Grant from the Department of Commerce.

## Praise for the RR Program:

*"Living in a building constructed on a brownfield redevelopment has heightened awareness about importance of sustainable living among the UWM students living in River View Hall.*

*This heightened awareness has spurred a move to create a community where students and faculty develop and practice sustainable living initiatives."*

*-David H. Gilbert  
President, UWM Foundation, Inc.*



*The new, state-of-the-art UWM River View Residence Hall can house more than 475 students (photo courtesy DNR).*

## Contacts

John J. Hnat  
Project Manager  
WI DNR Remediation and Redevelopment Program  
(414) 263-8644  
John.Hnat@wisconsin.gov

Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707  
<http://dnr.wi.gov/org/aw/rr>