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FOR INFORMATION CALL

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Ald. Nik Kovac  
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## UWM Foundation Makes Residence Hall Site Selection

Today, the UWM Real Estate Foundation announced its site selection for a proposed student residence hall development. After choosing three finalists from eight initial proposals, the foundation is now seeking to proceed with the Mandel Group-owned former Hometown gas station site just east of the Milwaukee River at the northwest corner of E. North and N. Cambridge Avenues.

Third District Alderman Nik Kovac successfully convinced the foundation to make all of the eight sites public, and then hosted a series of public meetings for each of the three finalists. “I was inspired by the turnout at those meetings,” said Alderman Kovac of the standing-room-only crowds. “As a community, we sent a strong message to the developers and to the university that we care about our neighborhoods, our river, our jobs base, and our tax base. We made it clear that nothing is going to happen without our knowledge, input, and cooperation.”

Alderman Kovac emphasized that it’s still early in the project’s planning stages, saying, “There is still more public process coming.”

“The stage the UWM Real Estate Foundation is at now,” pointed out Alderman Kovac, “is typically the starting point of the public approval process.” The foundation is now asking the city to approve a zoning and use change at the Hometown site, as well as seeking bonding authority from the Redevelopment Authority of the City of Milwaukee (RACM).

**-More-**

## **Alderman Kovac On UWM Dorm Site/ADD ONE**

“I would like to thank all three development teams, the staff from UWM, and so many of my neighbors for candidly participating in the meetings we have held so far,” said Alderman Kovac. “I am confident that spirit of cooperation will continue.”

“The public input provided so far has been more than the usual, putting us ahead of the game,” added the alderman. “Mandel Group has redesigned their proposal so that it meets the zoning guidelines for the river valley established by the Milwaukee River Work Group (MRWG). For several years now, MRWG has been a model for pro-active, community planning. By starting the conversation about how development should respect the Milwaukee River valley north of the old dam – well in advance of any specific proposal – the Work Group has been able to make demands based on thorough public input, and to have those demands met.”

In August, the Department of City Development and Alderman Kovac’s office released a list of criteria that any potential dorm site must meet, available at [www.milwaukee.gov/district3](http://www.milwaukee.gov/district3).

“We still need to make sure the selected site and its design meets those criteria,” observed Alderman Kovac. “There will be ample opportunity for us to examine, review, and change this proposal. The neighborhood associations and the Milwaukee River Work Group have already made this proposal better through their involvement so far.”

Alderman Kovac today released a list of topics for further review as the Planned Development process continues, specific to the Hometown site:

- That the setback and height restrictions established by the MRWG in order to protect the viewshed from the river valley continue to be respected throughout the design refinement process.
- That the overall design is LEED (Leadership in Energy and Environmental Design) certified, has green roof elements, and sufficient green space for students and for the public.
- That an inviting public access to the river trails on the northeast end of the North Ave. bridge is designed and built as part of the project.
- That a yearly Payment In Lieu of Taxes (PILOT) is large enough to compensate the city for the additional services such a project will create.

**-More-**

## **Alderman Kovac On UWM Dorm Site/ADD TWO**

- That UWM programming includes river stewardship and neighborhood quality of life education, and a continued and deepened commitment to neighborhood outreach and safety initiatives.

“If this constructive dialogue continues,” concluded Alderman Kovac, “we should be able to transform this project into a win-win-win for the university, the city, and the river.”

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