



Department of City Development

Update of Activities for the Former Northridge Mall Site

May 2024

Agenda

- Introduction
- Activities Since January 26, 2024
- Demolition Update
- Legal Update
- Timeline
- Overview of Website & Online Public Engagement Site
- Past Planning & Next Steps



Recap of Activities Since January 26, 2024

- City Foreclosed on the Mall Properties - Jan. 26th
- Hired 24/7/365 Security & Secured Buildings
- Completed the Environmental Assessments
- Hired a Fence Contractor
- Launched a Website & Engagement Site
- Created Civil Engineering Plans/Permits
- Began Demolition of the Boston Store
- Working on Bid Documents for Full Asbestos Abatement & Demolition
- Submitted WEDC Grant for Planning



Demolition of the former Boston Store (City-owned)

- Contractor Mobilized in February/Exterior Demo Began on March 20, 2024
- HM Brandt, Inc. is Employing Three (3) SWMBE Companies
- 50% of All Contractors are SWMBE (12 out of 24) - To Date
- 90% Recycling Rate
- Boston Store Demolition is 80% Complete
- No Surprises Found (to date)
- Ahead of Schedule



Legal Update

- **Foreclosure Action (January 26, 2024) /45-day Appeal Period (expired March 11, 2024)**
- **Monthly Updates regarding the Raze Progress and Site Security Sent to Circuit Court**
- **City Attorney's Office Filed Motion to Dismiss Black Spruce's Appeal as moot with Appeals Court following foreclosure**
- **US Black Spruce was Ordered by Appeals Court to Respond by April 26, 2024**
- **Milwaukee County Circuit Court Waiting for Decision from Court of Appeals**

Timeline

Spring 2024

- Prepare bid specifications for asbestos abatement and demolition of the former Northridge mall buildings
- Get approvals from permitting and regulatory agencies for utility work
- Anticipates advertising a public bid for asbestos abatement and demolition of the former Northridge mall buildings

Summer 2024

- Asbestos abatement, hazardous materials removal, and interior cleanup (4-6 month process)
- Start the utility re-alignment activities
- [Planning begins](#)

Fall/Winter 2024 - Summer 2025

- Start mechanical demolition of the mall buildings (8-10 month process)

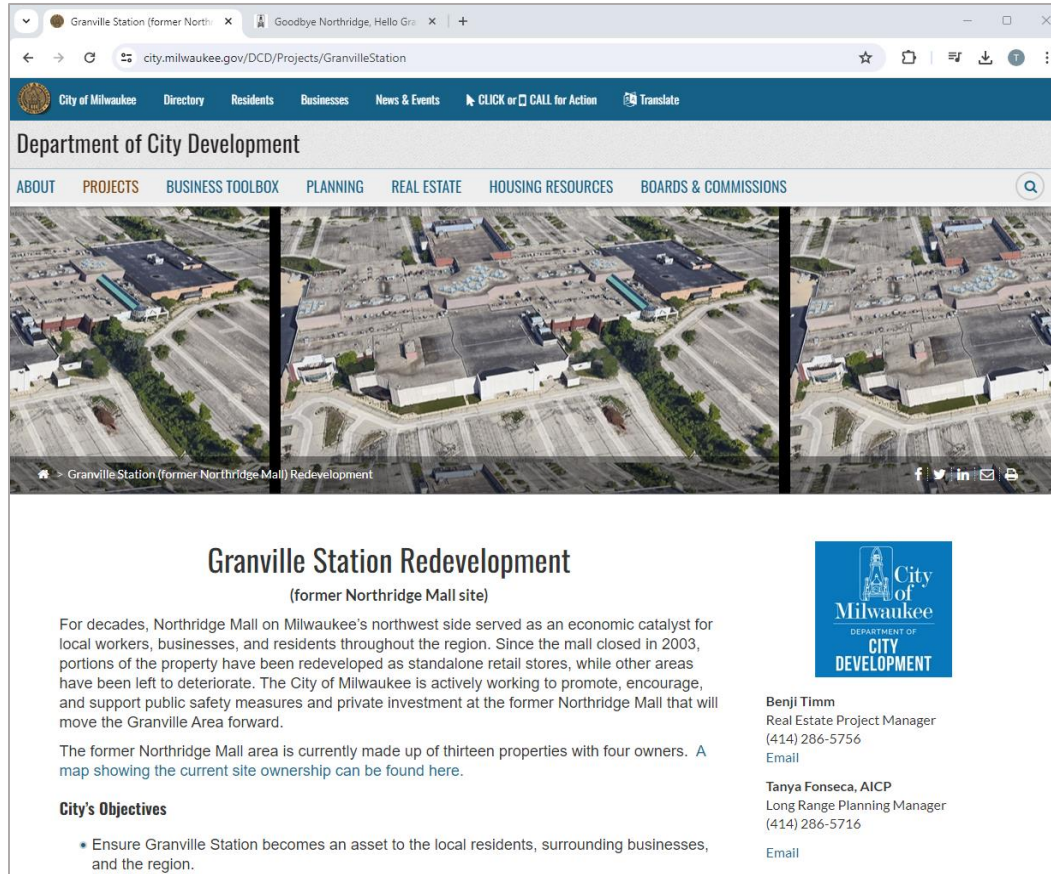
Summer 2025

- Start earth work, site grading, and interim stormwater plan implementation

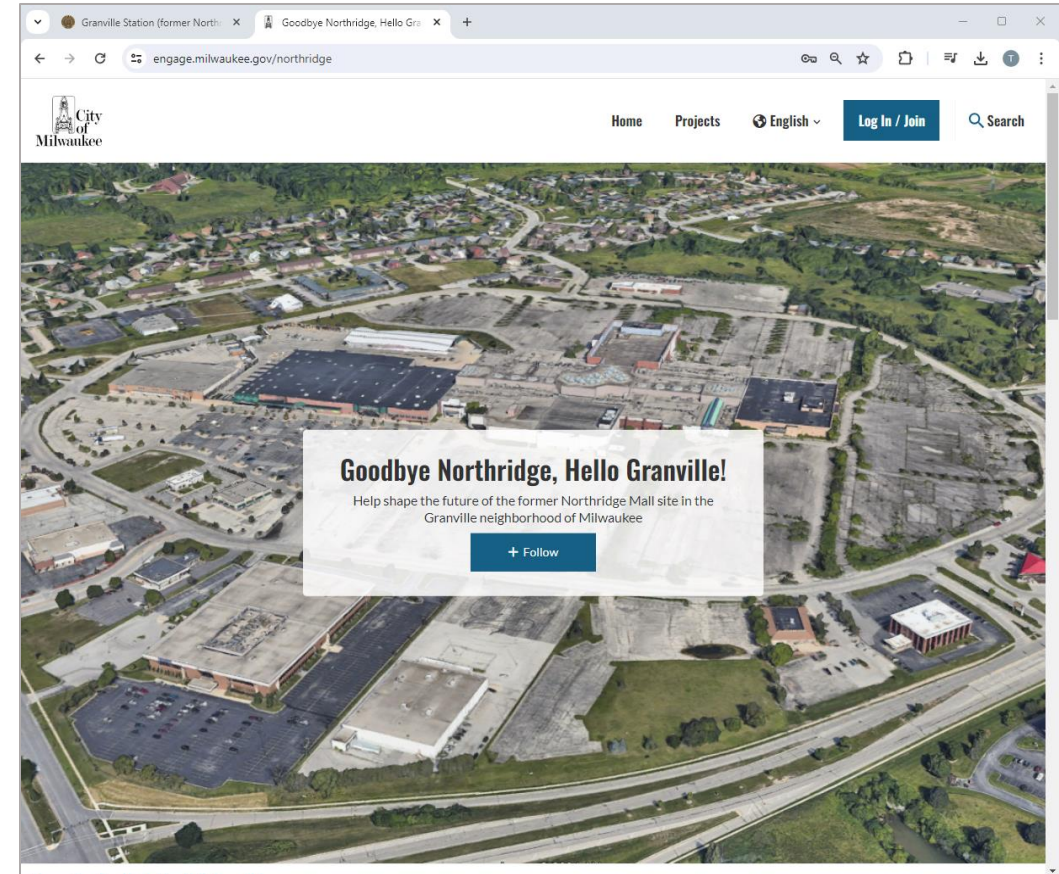
Fall 2025

- Finish the demolition work of the former mall buildings and getting the site ready for ground up development

Project Website & Online Engagement Site



www.milwaukee.gov/northridge



www.engage.milwaukee.gov/northridge

Past Planning



Past Planning

Granville Strategic Action Plan & Land Use Study

A Part of the Northwest Side Area Plan



CITY OF MILWAUKEE
DEPARTMENT OF CITY DEVELOPMENT
OCTOBER 2017



Figure 6. Conceptual site plan for the former Northridge Shopping Center (Option C).



Figure 4. Conceptual site plan for the former Northridge Shopping Center (Option A).



Figure 5. Conceptual site plan for the former Northridge Shopping Center (Option B).

Past Planning



Industrial/jobs focus:

A modern industrial park on the site with a focus on job creation



Mixed-use focus:

A mix of uses with a commercial focus



Residential focus:

A new residential neighborhood on the former mall site

+ Market Study to Determine Feasibility of Development Options

Discussion & Next Steps

- What's your vision for the next generation of Granville and the Northwest Side of Milwaukee?

