Overall View from the South

Potential Athletic Club and Bank

Mixed Use District: Primarily Residential

Shared Parking (View to Macys)

Mixed Use / Residential Buildings

Village of GREENDALE

Southridge South End
Master Planning Study

CONCEPTUAL VIEWS
Revised March 22, 2018
Ring Road is revised to become an attractive street in front of Macys. Access points from Grange and 76th Street remain in their current locations.

The parcels and street network allow for a cohesive multi-use district that transitions in scale between Southridge and the small-scale historic Greendale fabric.

Context Plan of Roads and Development Parcels
New streets, walks, buildings, courtyards and landscape create an attractive, walkable and multi-use district overlooking Grange and the parkland beyond.

The access from Northway is framed by buildings and landscape as a gateway to Southridge.

The westerly access from Grange becomes an attractive street.

A potential larger building on the BMO-Harris site has a presence on 76th street and becomes a focal point at the west end of the revised ring road.

Views to Macys are maintained from 76th and from Grange.

Surface parking is shared where feasible. Basement parking assumed for new residential buildings.

Illustrative Development in Context
Plan of Roads and Development Parcels

Existing Upper Parking Lot

Concept: Revised Ring Road... and access street from Grange. Calm traffic, add landscape, parallel parking, safe crosswalks... Detail may change as plan is further developed and realized.

Existing Lower Parking Lot, Potential Deck

Potential for one (or two*) added parking deck levels accessed at grade from the ring road. (*Allow route with clearance or trucks)

Approximate site areas are calculated from the perimeters as drawn, excluding r.o.w. The base plan image comes from Milwaukee County GIS, which is not verified by survey. The division between A and B is based on the existing lot division, but should be revised.

62900 sf = 1.44 acres

122600 sf = 2.8 acres

110 000 sf = 2.5 acres

1.9 acres

41700 sf

0.95 acres

67370 sf = 1.55 acres
Illustrative Development Plan

Village of GREENDALE

Southridge South End Master Planning Study

170061.00 Concept Report February 2, 2018

Areas indicate approximate size of the building footprint per floor as drawn.
View from 76th Street

Branch Bank and Athletic Club (Foreground) Mixed-use / Residential District Beyond
Aerial View from Northway at Grange
Future Parking Option:
Change in grade from the road to the lower parking lot would allow up to three parking levels (two structured decks, plus the existing lot level) without internal ramping. Each could be accessed at different locations along the ring road.
Central shared parking lot retains view to Macys. Landscaped zone along Grange.

(Pathways along Grange to remain, with new connections. Not yet modeled)
Residential Courtyard
Enlarged View of southwest blocks