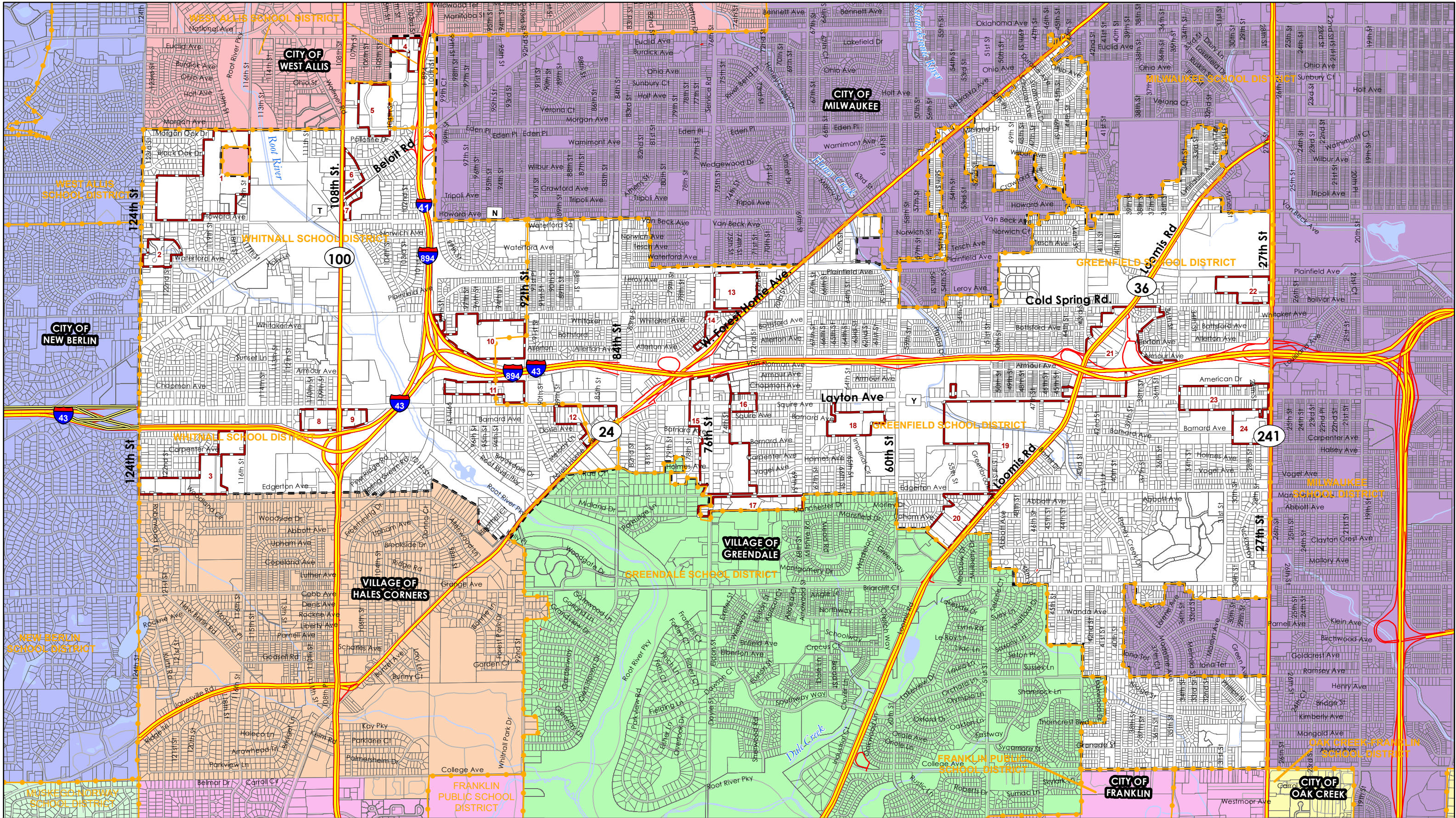




N

0

0.25

0.5

Miles

Adopted: 12/15/20

Sources: City of Greenfield, Milwaukee County,
US Census Bureau, SEWRPC

- City of Greenfield
(Other Municipalities depicted
with various colors)

Special Interest Area Boundaries

Parcels

School District Boundaries
- Surface Water

Rivers & Streams
- Highways and Ramps

Other Roads (outside City of Greenfield)

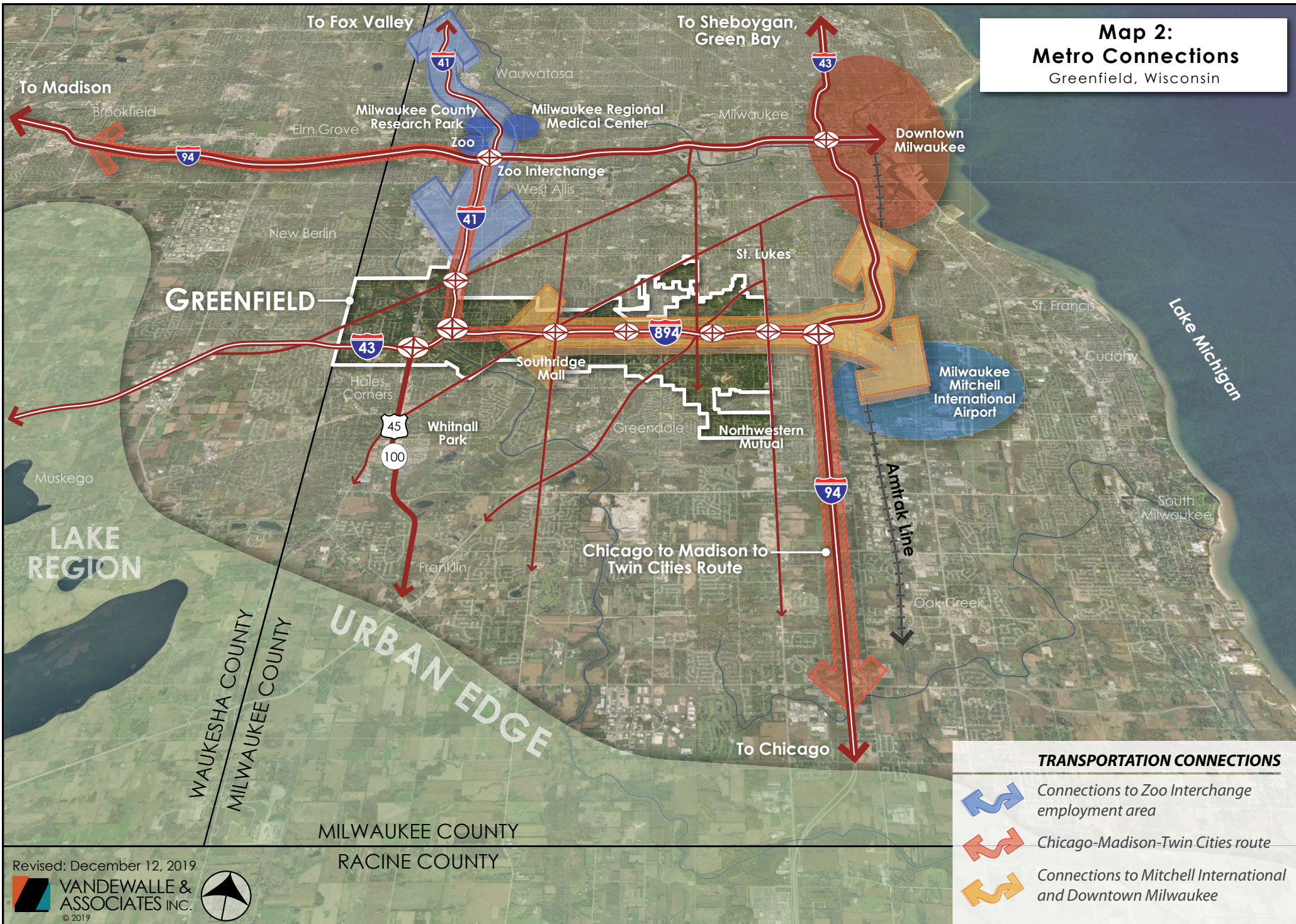
Railroad

City of Greenfield
Comprehensive Plan

Map 1:
Jurisdictional Boundaries

VANDEWALLE &
ASSOCIATES INC.
Shaping places. Shaping change.

**Map 2:
Metro Connections**
Greenfield, Wisconsin



Revised: December 12, 2019

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Map 3: Priority Special Interest Areas

City of Greenfield Comprehensive Plan

Spring Mall

- Approximately 23 acres
- Higher density potential
- Mixed use with office and/or retail
- Office with visibility and quick access to I-43/I-894
- New internal street grid
- Potential trailhead location for Powerline Trail

Loomis Crossing

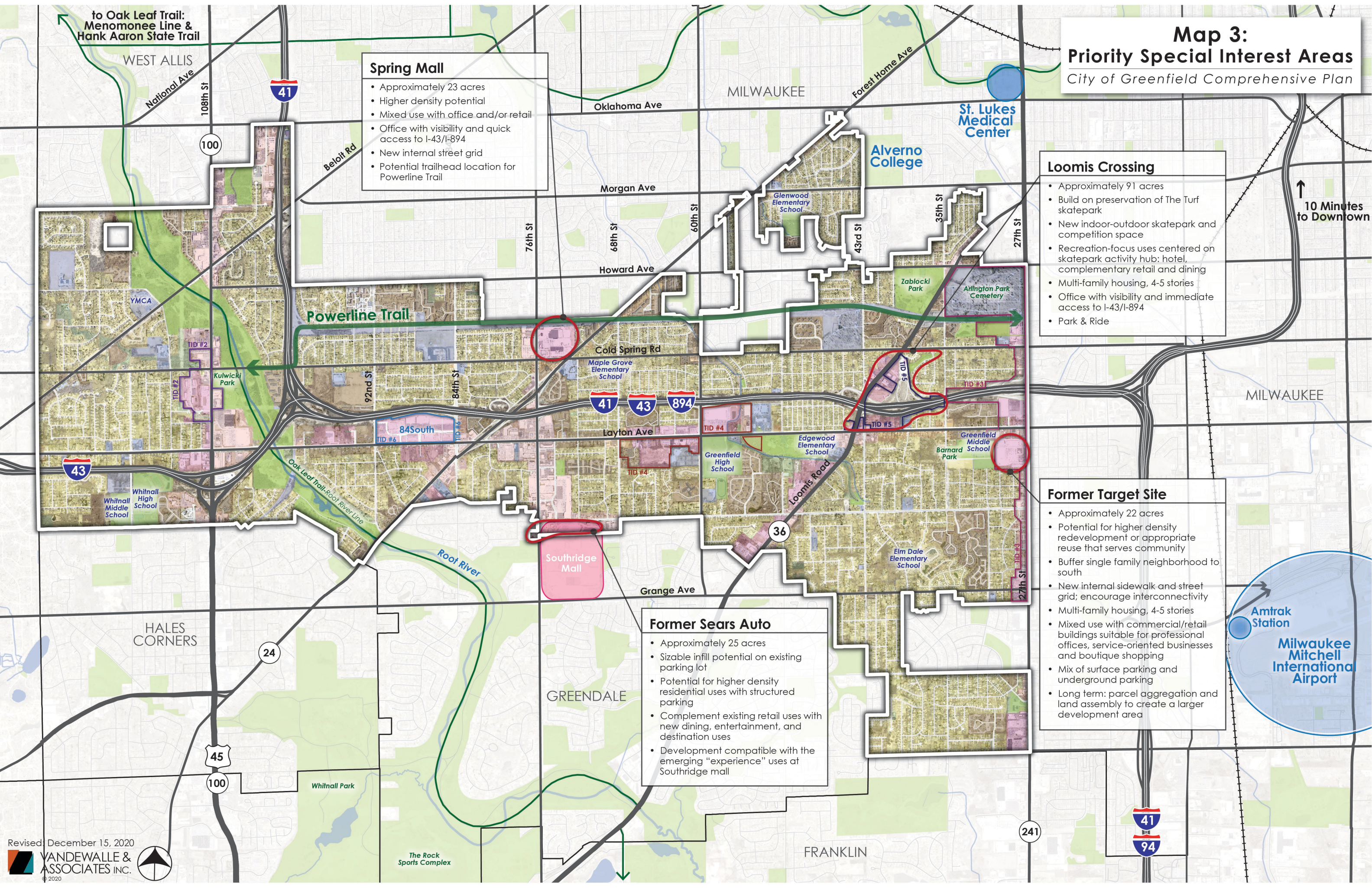
- Approximately 91 acres
- Build on preservation of The Turf skatepark
- New indoor-outdoor skatepark and competition space
- Recreation-focus uses centered on skatepark activity hub: hotel, complementary retail and dining
- Multi-family housing, 4-5 stories
- Office with visibility and immediate access to I-43/I-894
- Park & Ride

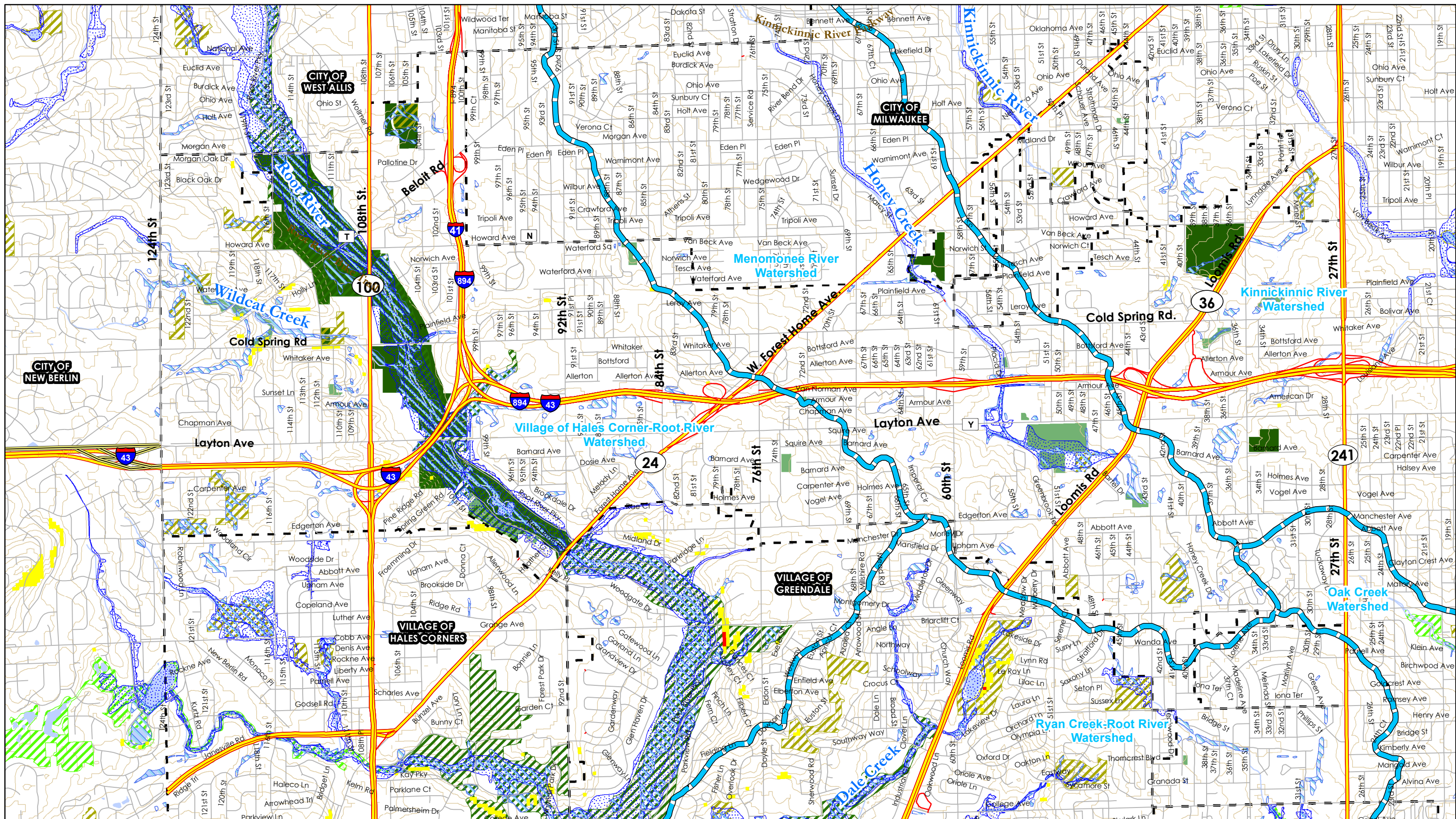
Former Target Site

- Approximately 22 acres
- Potential for higher density redevelopment or appropriate reuse that serves community
- Buffer single family neighborhood to south
- New internal sidewalk and street grid; encourage interconnectivity
- Multi-family housing, 4-5 stories
- Mixed use with commercial/retail buildings suitable for professional offices, service-oriented businesses and boutique shopping
- Mix of surface parking and underground parking
- Long term: parcel aggregation and land assembly to create a larger development area

Former Sears Auto

- Approximately 25 acres
- Sizable infill potential on existing parking lot
- Potential for higher density residential uses with structured parking
- Complement existing retail uses with new dining, entertainment, and destination uses
- Development compatible with the emerging "experience" uses at Southridge mall





0 0.25 0.5
Miles

Adopted: 12/15/20

Sources: City of Greenfield, Milwaukee County,
US Census Bureau, SEWRPC, WI DNR

- | | | |
|----------------|----------------------|----------------------------------|
| City Parks | Municipal Boundaries | Isolated Natural Resource Area |
| County Parks | Surface Water | Primary Environmental Corridor |
| Sub-Watersheds | Parcels | Secondary Environmental Corridor |
| | 10 Ft. Contours | Wetland |
| | 100 year Floodplain | |

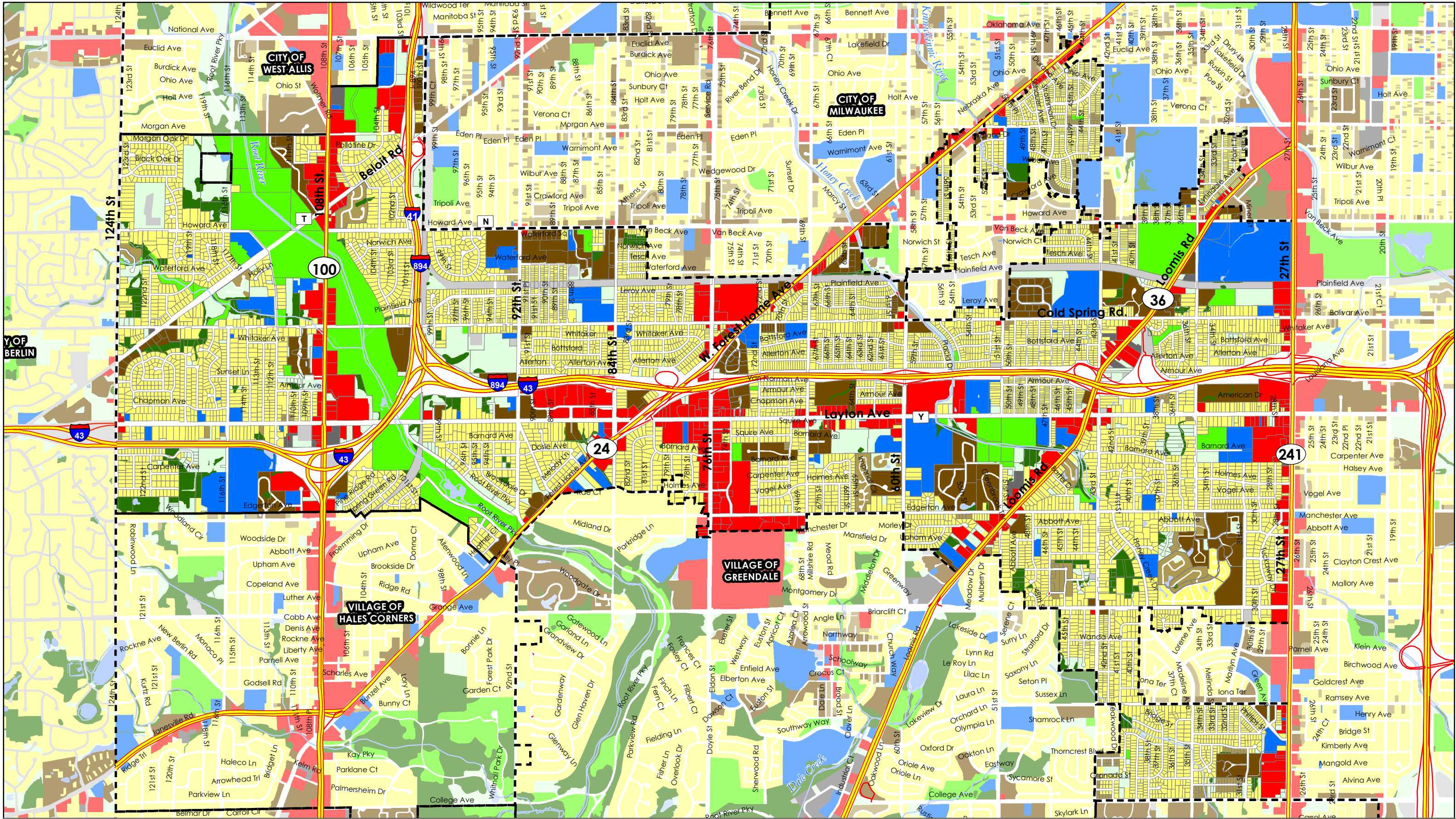
Steep Slopes

- | | |
|--|-------------------------|
| | 12 - 20 percent |
| | Greater than 20 percent |

City of Greenfield
Comprehensive Plan

Map 4:
Natural Features

VANDEWALLE & ASSOCIATES INC.
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0

0.25

0.5

Miles

Adopted: 12/15/20

Sources: City of Greenfield, Milwaukee County, US Census Bureau, SEWRPC

Highways and Ramps

Roads

Single Family Residential

Two Family/Townhouse Residential

Mixed Residential

General Business/Office

Community Facilities

Industrial

Rights-of-Way

Transportation/Utilities

Vacant

Public Parks & Open Spaces

Woodlands/Wetlands

Water

City of Greenfield

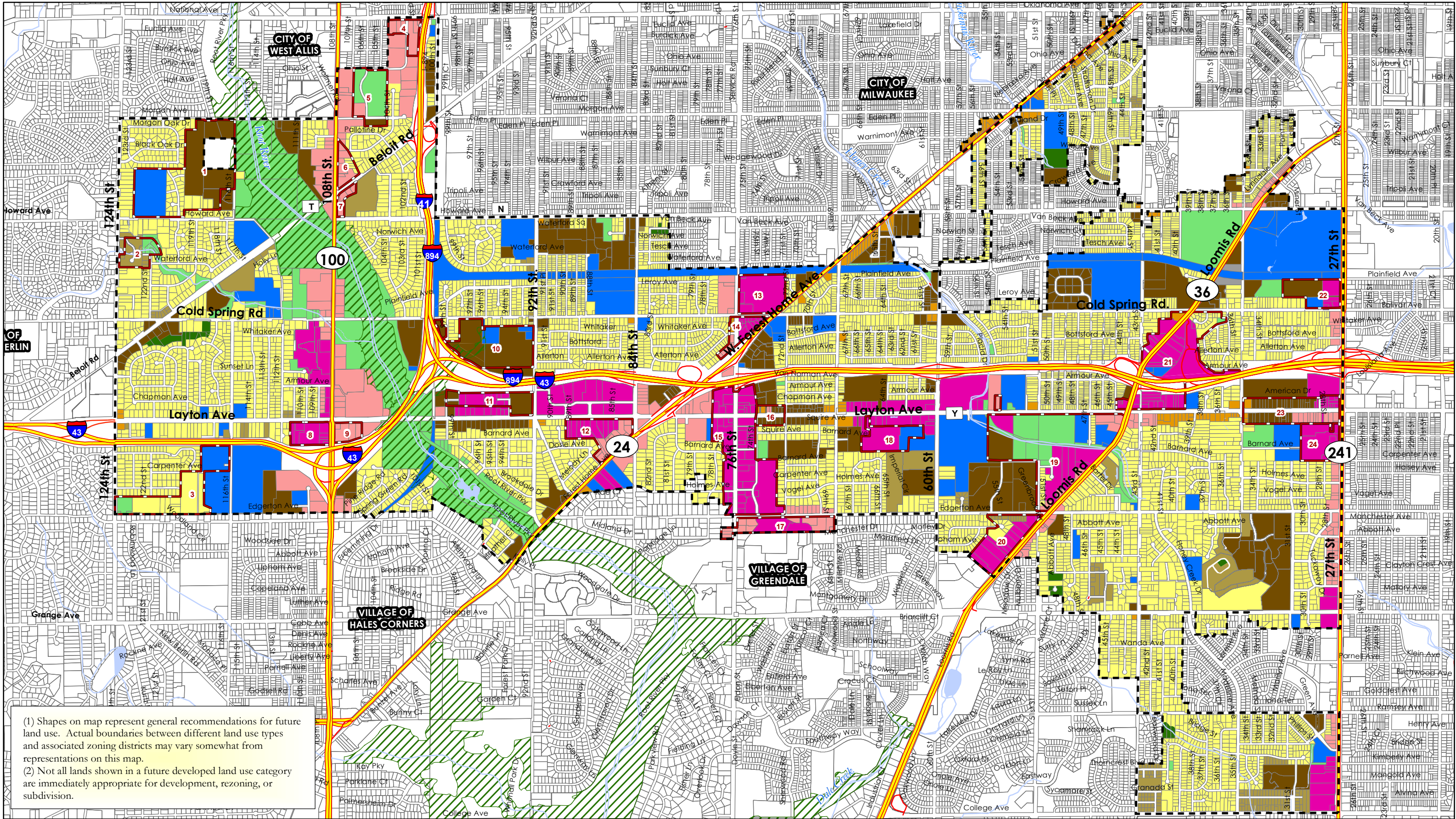
Comprehensive Plan

Map 5:

Existing Land Use

VANDEWALLE & ASSOCIATES INC.

Shaping places. Shaping change.



(1) Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map.

(2) Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.

N

0

0.25

0.5

Miles

Adopted: 12/15/20

Sources: City of Greenfield, Milwaukee County, US Census Bureau, SEWRPC

City of Greenfield

Highways/Ramps

Railroad

Parcels

Single Family

Two Family/Townhouse

Mixed Residential

Planned Mixed Use

Planned Business

Neighborhood Business/Office

General Industrial

Community Facilities

Public Parks & Open Space

Woodlands

Right-of-Way

Water

Primary Environmental Corridor (SEWRPC)

Special Interest Area Boundaries

City of Greenfield

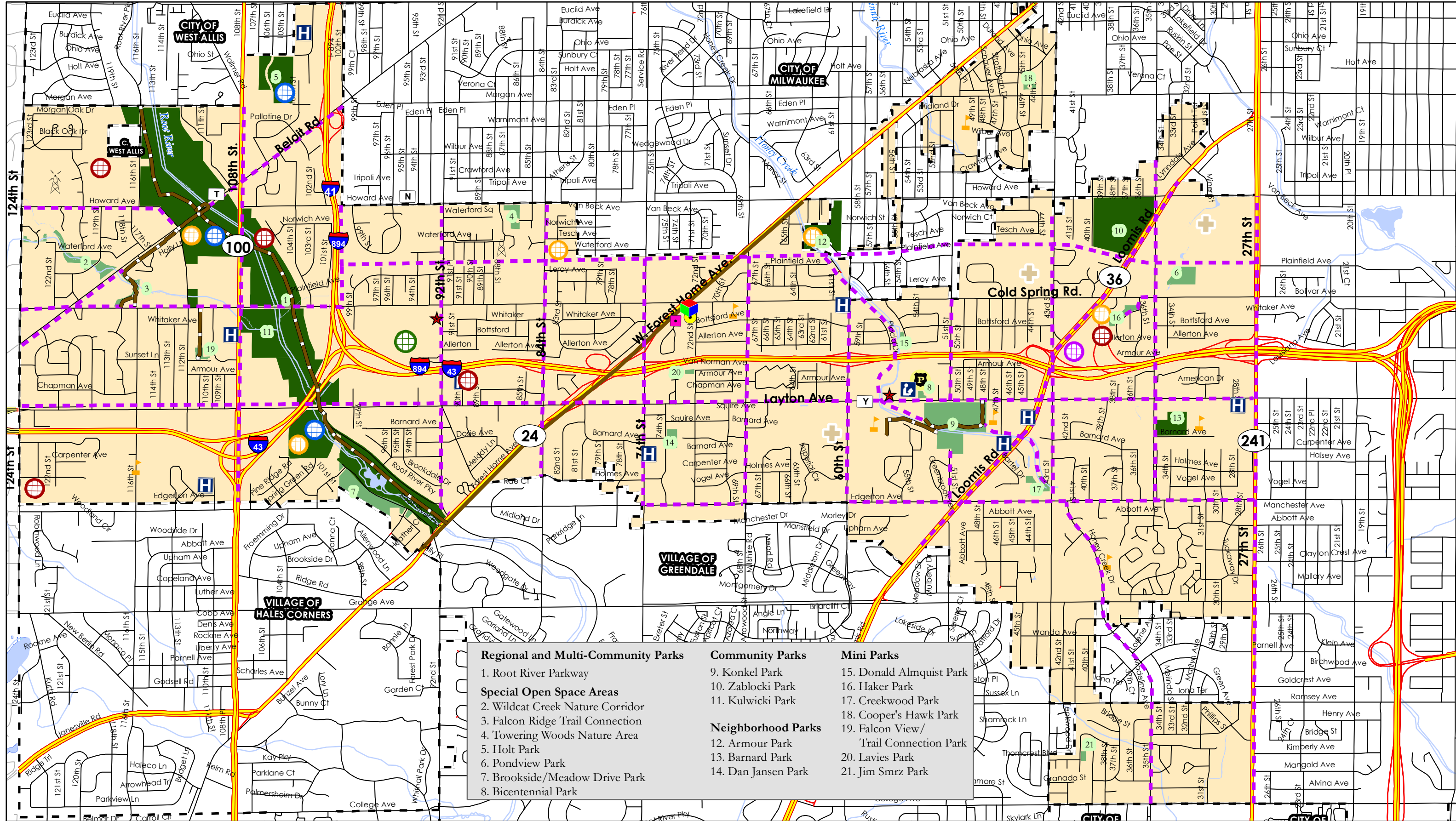
Comprehensive Plan

Map 6:

Future Land Use

VANDEWALLE & ASSOCIATES INC.

Shaping places. Shaping change.



- Regional and Multi-Community Parks**
 - 1. Root River Parkway
- Special Open Space Areas**
 - 2. Wildcat Creek Nature Corridor
 - 3. Falcon Ridge Trail Connection
 - 4. Towering Woods Nature Area
 - 5. Holt Park
 - 6. Pondview Park
 - 7. Brookside/Meadow Drive Park
 - 8. Bicentennial Park
- Community Parks**
 - 9. Konkel Park
 - 10. Zablocki Park
 - 11. Kulwicki Park
- Neighborhood Parks**
 - 12. Armour Park
 - 13. Barnard Park
 - 14. Dan Jansen Park
- Mini Parks**
 - 15. Donald Almquist Park
 - 16. Haker Park
 - 17. Creekwood Park
 - 18. Cooper's Hawk Park
 - 19. Falcon View/Trail Connection Park
 - 20. Lavies Park
 - 21. Jim Smrz Park

0 0.25 0.5 Miles
Adopted: 12/15/20
Sources: City of Greenfield, Milwaukee County, US Census Bureau, SEWRPC, WisDOT, MCTS

City of Greenfield

Municipal Boundaries

Surface Water

Interstates

Roads

Railroad

Cemetery

City Hall

Medical Facilities

Library

Community Center

Post Office

Police Station

Fire Dept

Schools

Radio Tower

Water Tower

Off-Street Multi-Use Trail

On-Street Bicycle Lane

County Parks

City Parks

Community Park

Neighborhood Park

Mini Park

Trailhead

Skate Park

Recommended Bicycle or Pedestrian Facilities

Existing Community Facilities

Planned Community Facilities

City of Greenfield
Comprehensive Plan

Map 8:
Community Facilities

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