

U. S. DEPARTMENT OF AGRICULTURE
FARM SECURITY ADMINISTRATION
GREENDALE, WISCONSIN

INFORMATION FOR GREENDALE APPLICANTS

LOCATION:

Greendale is situated $8\frac{1}{2}$ miles southwest of the Milwaukee County Court House, three miles from the city limits. It may be reached by following Highway 41 south from Milwaukee to Highway 36 thence to Greendale.

A GREENBELT TOWN:

Greendale is one of three similar Government built communities in the United States. It is designed with a protecting greenbelt of farms, gardens and parks, and, therefore, is called a Greenbelt town.

PURPOSE OF GREENDALE:

Greendale was built to give modern, low-rent housing to families of moderate incomes living or employed in Milwaukee County. It was designed to demonstrate how the advantages of rural and town life might be combined.

SOME GREENDALE ADVANTAGES:

Recreation:

- Parks and playgrounds;
- A community building with auditorium and gymnasium, also to be used for grade and junior high school;
- A moving picture theater;
- Wading pool for children;
- Athletic field, tennis courts.

Municipal Facilities and Services:

- Streets and sidewalks planned to eliminate traffic hazards;
- Artesian well water scientifically softened;
- Underground telephone and electric system;
- Allotment gardens;
- Police and fire protection;
- Storm and sanitary sewerage system;
- Modern sewage disposal plant.

Commercial Center:

- Convenient stores;
- Specialty shops;
- Post Office;
- Garage and filling station;
- Restaurant and tavern;
- Administration building where all official business of the Community will be transacted.

NUMBER OF HOMES:

There are 572 new homes at Greendale and 65 farm homes. Of the new homes there are 274 single houses; 90 double house units; 30 three-family house units; 88 four-family house units; and 90 six-family house units. These homes range in size from one to four bedrooms.

LIVING IN GREENDALE:

Living in Greendale will be as healthful, safe and pleasant as modern knowledge can make it. The stores, the post office, the schools and playgrounds are within easy walking distance of each home. The children can find parks and open countryside within a few steps of their own doors. The village is located near three major highways, yet it is a safe distance from all of them.

Inside the village, most dwellings have been located on dead-end streets, which shut out through traffic from the residential sections. Buildings are placed so that each home will have a maximum of sunshine, open space and privacy. The homes themselves have been planned to meet rigid standards of sanitation, durability and low maintenance cost.

Living in Greendale will be economical. Farmers in the area which embraces 3,000 acres and those in the surrounding countryside may bring fresh produce direct to the town. In addition, each family may have a garden plot where it can raise its own fruit and vegetables.

A COMPLETE COMMUNITY:

Greendale is complete with all the facilities necessary to a modern city. It will have its own village government much the same as any other village incorporated under the Laws of the State of Wisconsin. The Federal Government, however, will retain title to all property, supervising its care and maintenance.

HOMES BUILT FOR COMFORTABLE LIVING:

A feature of the Greendale homes that attracts the attention of the housekeeper is the utility room on the first floor which contains the furnace and laundry tubs. There are no basements. This arrangement saves much drudgery for the housewife. Another feature which attracts the eye immediately is the absence of a dining room, but in its place in the large living room of most of the homes will be found a dining alcove. Although the homes use space economically, this plan makes for greater convenience.

Each home has approximately 5,000 square feet of ground. The entrance from the service lane or street is at the rear of the home,

whereas what usually is considered the front faces a garden or park area away from the street.

All of the Greendale houses are two story with the exception of six one-story doubles. The basic material consists of cinder-concrete blocks covered with waterproofing cement paint. The homes are well insulated. The foundations extend below the frost line and there is ample air space below the first floor.

Each living unit is equipped with modern household facilities. Installed in each kitchen is an electric range and an electric refrigerator. Each utility room contains a hot-air heating plant and a water heater. Modern bathrooms are, of course, in each home. Ninety per cent of the homes have garages.

SCHOOLS AND CHURCHES:

A public school wherein Junior high school and the grades will be taught has been provided. The school rooms, auditorium and gymnasium are a part of the community building which has been built to meet modern ideas of school building construction. This building will be available for adult educational, social and recreational purposes, and will serve as a place for public meetings.

Sites for churches have been reserved for future construction as may be desired. Church services, however, may be held in the Community Building.

WHO MAY APPLY FOR GREENDALE HOMES:

In order to assure that the opportunities afforded to residents of Greendale go to the families which need its benefits, occupancy will be restricted generally to families within the income range of \$1,000 to \$2,200 per year. In special cases, individuals with incomes of less than \$1,000 may be accepted. Consideration also will be given in special cases to families with incomes ranging up to \$2,400 where there are four or more children. Within these limits, the maximum income of families to be accepted for the various units will be related to the rents of the dwellings, so that the least expensive units will be reserved for families with lowest incomes. Due to the size of the available units now constructed, family groups larger than six cannot be accommodated. However, in exceptional cases a family of seven may be considered if the house size and family composition permit. In addition, the heads of families must be twenty-one years of age by July 1, 1938.

Inasmuch as Greendale is designed to serve families with low incomes, preference will be given to applicants who have a genuine need for better housing, and who at the same time can demonstrate

a reasonable security of income to insure the regular and prompt payment of rents.

TRANSPORTATION AND COMMUNICATION:

Greendale is served by hard surfaced highways leading to and from Milwaukee and other cities in Milwaukee County. Arrangements are being made for regular bus transportation. Telephone service likewise will be available to those desiring it as in any other community.

Courtesy the collection of Beverly Russ.