

Title: Greendale Land Company, Inc. Collection

Reference Code: Mss-0776

Inclusive Dates: 1950 – 1988

Quantity: 9.3 cu. ft.

Location: WHS, Sh. A068-A070

Abstract: Three principal stockholders, Allis Chalmers, the Boston Store Foundation, and Kearney & Trecker, formed the Milwaukee Community Development Corporation (MCDC) in 1952 to develop real estate in Greendale. MCDC developed and sold more than 1/2 of the original 2,300 acres in its first 12 years. In the last months of 1964, MCDC agreed to sell its outstanding stock to the A.L. Grootemaat & Sons, Inc. A business partnership led by James E. Grootemaat formed the Greendale Land Company (GLC) to continue the development of Greendale real estate.

Scope and Content: The collection consists of various records relating to the work of the MCDC and the GLC.

Access and Use: No restrictions

Language: English

Notes: The collection was processed by Mike Jacobs, 27 November 1998. The material in Box 10 was added by Kevin Abing, April 25, 2001.

Arrangement: MCDC material dominates the first six boxes in the collection, MCDC and GLC share box seven, and the final two boxes are comprised almost exclusively of GLC material.

Folder Heading	Box #	File #
Color-coded File System	1	
Over-All Development (1953-63) <ul style="list-style-type: none">- Developers & Contractors -- Wisconsin Realty Company- Developers & Contractors -- Greendale Investment Corporation- Market Analysis	1	
Tracts A & B (1954-63) <ul style="list-style-type: none">- General- Wisconsin Realty -- Purchase Contract, Closing Documents & Correspondence- Wisconsin Realty -- Miscellaneous- Drews' Site Improvements -- Essex Ct.	1	

Tract B-1 (1954-63) <ul style="list-style-type: none"> - General - Wisconsin Realty, Closing Documents & Correspondence 	1	
Tract B-2, 3 (1954-62) <ul style="list-style-type: none"> - General - Wisconsin Realty, Purchase Option & Correspondence - Greendale Investment Corporation -- Development Contract, Closing Documents - Sherwood Heights & Addition Engineering 	1	
Tract D (1954-60) <ul style="list-style-type: none"> - General - Dobner Site Improvements 	1	
Tract D-1 (1959-60) <ul style="list-style-type: none"> - General 	1	
Restrictions (1955-64) <ul style="list-style-type: none"> - Recorded, Sherwood Heights and Sherwood Heights Addition - Deed, Sherwood Heights & Additions, Tracts B-2 & 3 - Declaration of Conditions, Covenants, etc. -- Sherwood Heights Addition #2 - Deed, Sherwood Heights Addition #2, Tract E-1B - Deed, Edgerton Highlands -- Tract 42 - Deed, Edgerton Highlands Addition -- Tract 42N - Deed, Overlook Farms Addition #1 -- Tract C2 - Recorded, Overlook Farms Subdivision - Recorded, Overlook Farms Addition #2 - Recorded, Overlook Farms Addition #3 - Recorded, Greendale Manor #1 - Recorded, Greendale Manor #2 - Deed, Greendale Manor #1 - Deed, Lake Highlands & Addition #1 - Deed, Lake Highlands, Commercial Area - Recorded, Lake Highlands, Commercial in East Town Section #1 - Recorded, Greendale Industrial Park and Greendale Industrial Park Addition #1 - Recorded, Greendale Industrial Park Addition #2 - Lake Highlands #4 Church Site -- Releases of Government Residential Use Restrictions - Recorded, Greendale Woodlands #2 	1	
Greendale Manor Home Association, 1955-63, Binder	1	
Miscellaneous (1950s)	1	

Property Owners Associations (1955-69) <ul style="list-style-type: none"> - Greendale Manor Homes Association Meetings - Greendale Manor Homes Association Taxes - Woodlands Homes Association Taxes - Overlook Farms Homes Association Meetings, Miscellaneous, Correspondence, etc. - Overlook Farms Homes Association Taxes - North Lake Highlands Homes Association Taxes 	1	
Taxes (1954-65) <ul style="list-style-type: none"> - Real Property -- 1955 Assessment Protest - Personal Property - Real Property -- 1964 Assessment - Income – General - Income – Federal - Income -- State of Wisconsin - Income Tax Review 1958-61 - Payroll – Federal - Payroll – State - Unemployment Compensation -- Wisconsin 	1	
Personnel (1953-74) <ul style="list-style-type: none"> - General - Carl J. Reisenbuechler - Former Employees 	1	
Exchange with Village of Greendale, Industrial Property – Dunn & Dereszynski Strip (1960-1)	1	
Public Relations (1957-67) <ul style="list-style-type: none"> - Mrs. Ann Louise Strong -- Housing & Home Finance Agency - Ferguson Studies & Correspondence 	1	
Sales Completed (continued) <ul style="list-style-type: none"> - 1st Development Stage, Alfred R. Jolly - St. Alphonsus - Straightline Construction Corporation - Industrial Park, John R. Wertz - Texaco Inc. - Greendale Investment Corp., Commercial Area - Greendale Investment Corp., Miscellaneous - Greendale School District -- R.15 - Greendale School District, School Site --S. 51st St. - Greendale School District -- Canterbury Woodlands - 1st Development Stage, Greendale School District 	2	

<ul style="list-style-type: none"> - Lutheran Church in America (Board of American Missions) - Norbert Gardner - Richard and Leona D. Sattell - Archdiocese of Milwaukee, Catholic High School Site - Episcopal Foundation of Milwaukee, 1st Development Stage - First Conservative Baptist Church - Milwaukee County Park Lands - Milwaukee County, Canterbury Heights - Lutheran High School Association, Parcel #14 - Lutheran High School Association, Parcel #19 - Missouri Synod Lutheran Church -- South Wisconsin District - Eleonore F. Tenerowicz - William Schuett - Joseph T. Johnson, Inc. - Parcels #3 & #71-C1 		
Development -- Industrial Park Area (1956-64) <ul style="list-style-type: none"> - Planning – Overall - Zoning – Overall - Landscaping - Addition #1 - Exchange of Lots with the Village - Addition #2 	2	
Wages Paid, Annual Information Return (1965)	2	
W.U.T.A. & F.U.T.A. Reports (1960-5)	2	
Reports to Secretary of State (1953-64) <ul style="list-style-type: none"> - Greendale Manor Homes Association, Inc - Woodlands Homes Association - Overlook Homes Association - Sherwood Heights Homes Association, Inc - Greendale Industrial Park Property Owners Association, Inc - Interim Reports to MCDC Board of Directors - North Lake Highland Homes Association, Inc. 	2	
FICA Withholdings Federal Tax Reports <ul style="list-style-type: none"> - 1953-5 - 1956-8 - 1959-61 - 1962 and Annual Dividends Paid 	3	
State of Wisconsin Income Tax Returns (1950-65)	3	
Federal Income Tax Returns (1950-66)	3	

Finance -- Mortgage & Note -- Northwestern Mutual Life Insurance (1954-64) <ul style="list-style-type: none"> - Commercial Properties - Rural Properties 	3	
Conditional Sale Contract For Irrigation System -- Heritz (1963)	3	
Note Receivable -- The Village Club, Inc (1960-1)	3	
Acquisition (1952-74) <ul style="list-style-type: none"> - General Correspondence - Cost & Areas of Properties Acquired from MCDC - Bill of Sale from PHA - Bill of Sale, Commercial Furniture, Fixtures, & Equipment - Title Insurance Policies - Contract to Purchase - Assignment of Leases & Contracts by PHA - Deeds from PHA - Deeds Non-Government - Quitclaim Deed - Reacquired from Archdiocese of Milwaukee - Unger Property - Documents (Deed, etc) - Title Insurance Policy - Appraisals of Properties - John F. Simmet Residence - Property - 6674 S. 76th St. - 5301 S. 76th St. - Property 5651 S. 51st St. (Suderland) - L.6, B.1, Canterbury Woodlands - Property - L.4, Greendale Woodlands #1 - #27A -- Old Village Gravel Pit - Bouchard Property R. #58 	3	
Economic & Ecological Base, Binder (1960)	3	
Corporate Structure (1952-66) <ul style="list-style-type: none"> - General Correspondence - Articles of Incorporation & Bylaws - Directors -- General Correspondence - Stockholders -- Allis-Chalmers - Stockholders -- Boston Store Foundation - Stockholders -- Kearney & Trecker - Notices of Meetings - Investors 	3	
Reconnaissance Study (Village of Greendale), Report (1959)	3	

Preliminary Capital Improvements Plan (Village of Greendale), Report (1959)	3	
Consoer, Townsend Associates (1954-6)	3	
Title Guaranty Policy, Owners Policy, (1954)	3	
ABK Corp., 1965	3	
U.S. Treasury Bills (1964-5)	3	
Development -- Overlook Farms (1953-66) <ul style="list-style-type: none"> - General - Engineering - Wisconsin Realty Company -- Miscellaneous, Lot Sales, & Development - Water Bonds Re C-1 - Street B-Bonds re C-1 - Greendale Development Corporation -- Miscellaneous & Closing Documents - Tract C-3 - Addition #3 	4	
Development -- Town Center Area (1956-67) <ul style="list-style-type: none"> - Tract E-1 – General - Block 36 Extended – General - Parcel A (Tract E-1) - Parcel B (Tract E-1) - Tract P-2 – General - Tract P-3 – General - Tract P-4 – General - Tract P-4 -- Temp-Pool Inc - Tract R -- Tower Hill Apartments - Block 20 (Bentwood Hill) -- Closing Documents -- Wisconsin Realty 	4	
Over-All Development -- Utilities and Streets (1954-64) <ul style="list-style-type: none"> - Highway 36 & Grange Ave Interchange - Highway 36 & College Ave Intersection - South 76th Street - Greenway & South 68th Street - Sherwood Rd - West Forest Home Ave - S. 51st St & Ramsey Ave - West Grange Ave & South 76th St - Easement South 51st St - West College Ave 	4	

<ul style="list-style-type: none"> - Edgerton - South 68th St – Gardner - Sewers -- Stabilization Pond - Electric (General) - Electric (Miscellaneous Easements) - Gas 		
<p>Development -- College Avenue Area (1961-78)</p> <ul style="list-style-type: none"> - 43rd St Area - Commercial Site -- Parcel #66 - Tract F of R. #66 - Site Improvements – Overall - Parcels E, H, & I - Parcels C, C-1, & D - Parcel N -- General and Information Regarding Bids (photos included) - Parcel N -- 1st Greendale Corporation -- Correspondence, Closing Documents, etc. - Tract F - Tract G - Tract K, L, & M 	4	
<p>Proposal Tract N -- Greendale (Danford Realty Corp.), booklet (1964)</p>	4	
<p>Leases (continued)</p> <ul style="list-style-type: none"> - Lynn Voss and Terry Reed - Henry Centgraf - Greendale Land Company (Centgraf) 	5	
<p>Bill of Sale for Equipment (1954)</p> <ul style="list-style-type: none"> - Robert J. Brown - Gerald T. Casey - Greendale Radio Sales & Service, Inc. - U.S. Post Office Department - Socony-Vacuum Oil Co., Inc. 	5	
<p>Conditional Sale Contract For Equipment (1954)</p> <ul style="list-style-type: none"> - Kendall T. Des Jardin - Hilbert F. P. Drews - Orville A. Harris - Clement J. & Richard G. Trimborn - Stephen A. Vento - Frank E. & Margaret Scheihart - Village Inn, Inc 	5	
<p>Fiscal Studies (1961-4)</p> <ul style="list-style-type: none"> - Director's Meeting, 27 December 1961 	5	

<ul style="list-style-type: none"> - Annual Meeting, 22 May 1962 - Report, 31 March 1964 		
<p>Miscellaneous & Closing Books Data (1953-65)</p> <ul style="list-style-type: none"> - 1 September 1953--31 December 1953 (furniture) - 1 January 1954--31 March 1954 - 1 April 1954--31 March 1954 (notes) - 1 April 1955--31 March 1956 - 1 April 1956--31 March 1957 - 1 April 1957--31 March 1958 - 1 April 1958--31 March 1959 - 1 April 1959--31 March 1960 - 1 April 1960--31 March 1961 - 1 April 1961--31 March 1962 - 1 April 1962--31 March 1963 - 1 April 1963--31 March 1964 - 1 April 1964--31 March 1965 - Closing Out of MCDC 	5	
<p>Trial Balances (1961-4)</p> <ul style="list-style-type: none"> - Pre-Closing - Statements and Balance Sheets 	5	
<p>Cost Studies (1952-4)</p> <ul style="list-style-type: none"> - Platted & Semi-Platted Areas - Commercial Areas - Rural Areas 	5	
<p>Market Value (1954-5)</p>	5	
<p>Property Valuation (1952-4)</p> <ul style="list-style-type: none"> - January 1954 - Mortgage Data 	5	
<p>Furniture & Equipment (1961-70)</p>	5	
<p>Development -- Edgerton Highlands Area (1956-64)</p> <ul style="list-style-type: none"> - Rural Parcel #15 - Rural Parcel #19 - Rural Parcel #41 & 41A - Rural Parcel #42-E, General - Rural Parcel #42-E, Development, Closing Documents, Correspondence, etc. - Rural Parcel #42-E, Engineering - Addition #1 (R.#42-W) - Addition #2 (R.#42 Pt.) - Tract 42, Bartos Boundary Error 	5	
<p>Development -- Greendale Manor (1954-64)</p>	5	

<ul style="list-style-type: none"> - Area Golf Club - File #1 - File #2 - File #3 		
<p>East Town (1959-65)</p> <ul style="list-style-type: none"> - Section 1 – General - Section 1 -- Closing Documents - Section 2 – General - Section 2 -- Closing Documents - Section 2 – Engineering - Section 2 -- Multi-Family Area - Section 3 – General - Section 4 – General - Section 5 – Development - Section 5 -- Closing Documents -- Single Family - Section 5 -- Closing Documents -- Multi-Family 	6	
<p>Sales (1954-64)</p> <ul style="list-style-type: none"> - Overall General Information - Brokers, General Information - Brokers, Wisconsin Realty - Brokers, Argus Realty - Brokers, Casey Realty - Brokers, Rite Realty - Brokers, Nolan Kenney - Inquiries to Purchase, Service Stations - Inquiries to Purchase, Churches - Title Insurance, Chicago Title Insurance Co. 	6	
<p>Deed & Building Restrictions (1955-63)</p> <ul style="list-style-type: none"> - 25 Year Residential Use - o/all - 25 Year residential use - R.#64 (photo included) - Block 20, Greendale Center -- Bentwood Hill - Blocks 21, 22, 40, Greendale Center -- Tract A - Block 36 Extended -- Multi-Family Area - Blocks 50, 51, 52, 61, Greendale Center Addition #1 -- Tract D - Block 45, Greendale Center – Gabriel - Block 50, Lot 1, Greendale Center --Tract D (Dahlia Hill) - Canterbury Woodlands -- Tract D-1 - Tower Hill Multi-Family -- Tract R - Canterbury Heights (except Episcopal Church) -- Tract B - Episcopal Church in Canterbury Heights 	6	

– Canterbury Heights Addition #1		
Report #1, Greendale Land Company (5 July 1972), booklet	6	
Development Program (3 January 1973)	6	
Greendale (1961-6)	6	
– Miscellaneous		
– Closing Adjustments Exhibits		
– Land Worksheets Studies		
– A B & F Sale and Closing Statements		
– Pro Forma Balance Sheets – Exhibits		
– Contract Copies, Letter Agreements		
– Correspondence		
– Current in Process Data		
– Greendale Land		
– Megal Industrial Land Corporation		
– Tract K, L, & M		
Property Asset Ledger (1953-64)	6	
Title Abstract & Agreement, MCDC (1954)	6	
Finance (1952-65)	7	
– Accounting -- Fontaine, McCurdy & Co.		
– Notes Payable -- M&I Bank		
– Banks -- Marshall & Isley – General		
– Mortgage & Note -- U.S.A.		
– Payables -- Mortgage -- U.S.A.		
– Payables -- Rent -- U.S.A.		
– Payables -- Administration Building Service -- Village of Greendale		
– Mortgage Payment -- Northwestern Mutual Life Insurance Company, 1954-7		
– Mortgage Payment -- Northwestern Mutual Life Insurance Company, 1958-61		
– Mortgage Payment -- Northwestern Mutual Life Insurance Company, 1962-4		
MCDC -- Maps, 1955	7	
Village Government & Community Organizations, Greendale Public School (1952-64)	7	
Special Assessment "B" Bonds, Overlook West, Binder (1968)	7	
Finances (1965-78)	7	
– Taxes –General		
– Auditing – General		
– Audit Reports		
– Banks -- M&I, Overlook West Addition #1		

<ul style="list-style-type: none"> - Miscellaneous Computations, Balance Schedules - M&I Bank, 1st Mortgage - 2nd Greendale Tracts - Mortgages & Notes Payable (1978-80) - Unger Property - Jack R. Styza Property - Notes Payable to Gordon H. Gile & Jean G. Gile - LSSQ Closing Cost - M&I Bank, 2nd Mortgage - M&I Bank, 3rd Mortgage - Land Contract, James King Jr. - Letter of Credit, M&I Bank - Megal Industrial Land Corp. - Real Property Taxes - Real Property Taxes & Assessment, 1971 - Real Property Taxes & Assessment, 1972, 1974 - Personal Property Taxes - Payroll Taxes, Federal & FICA - Payroll Taxes, Wisconsin Withholding - Payroll Taxes, FUTA & WUTA (unemployment) - Investment in Wrighttown - Investment in Lisbon Square 		
Leases (1968-80) <ul style="list-style-type: none"> - Bruce Clemence and John Flejter - Joseph Schaefer 	7	
Schuett, William G. & Betty Jean (1974-5) <ul style="list-style-type: none"> - Lot 76 - Lot 75 	7	
Public Relations (continued) <ul style="list-style-type: none"> - Advertising -- Journal -- re: Greendale - Brochures & Bulletins re: MCDC & Greendale - Moynihan & Associates - Greendale Story Brochure by Dahir - Anniversary Dinner - Village 25th Anniversary & Industry Day 	8	
Property Sales -- Brokers (1965-72) <ul style="list-style-type: none"> - Overlook Farms #4 - Overlook West - Overlook West Addition #1 - Overlook West Addition #3 	8	

Parcel 57 Youth Hostel (1974-7)	8	
Sales to GGS Development Corporation from Greendale Land Company, Inc (1976-7) <ul style="list-style-type: none"> - Job 7 - Job 10 - Job 11 - Job 12 	8	
Development -- Industrial Park Area (1964-73) <ul style="list-style-type: none"> - Overall Development - Tract Rural #48 - Tract #55 - Tracts #29, 58, & 57W (excluding Hostel) - Tract #57W -- Hostel only - Tract #57E 	8	
Development -- Greendale Manor Area (1965-77) <ul style="list-style-type: none"> - Parcel #3, Overall Parcel - Parcel 1.1 -- Overall Development - Parcel 1.1 -- 84th St. Improvements - Rural #1.1, Driving Range Golf - Jeremiah Curtin House - Overlook West -- Overall Data, Correspondence, etc. 	8	
Development -- College Ave. North (1966-74) <ul style="list-style-type: none"> - Parcel #68E - Multi-Family Site -- Parcel #66 (purchase offers) 	8	
Development -- College Ave. South (1965-8) <ul style="list-style-type: none"> - Tract A (R. #71) - Tracts K, L, & M - Tract G (in R. #71) - Tract C-1 Park - #55/71 Traffic Street - Parcel #73 Catholic School Site, Acquisitions from Archdiocese & Sale County 	8	
Diamond Homes (1967-8)	8	
Greendale Land Company, Inc -- Trimborn Farm Sale (1980-3)	8	
Canterbury Heights, Lots 20 & 21 (1975)	8	
Insurance (1962-6) <ul style="list-style-type: none"> - Loss Claims (1965-6) - Insurance Placement (1962-4) 	8	
Building Restrictions (1959-75*) <ul style="list-style-type: none"> - Other Subdivisions (not in Greendale) Miscellaneous - Greendale -- Miscellaneous & General 	8	

<ul style="list-style-type: none"> - Greendale, LaBonte Commercial Use & Greendale Land Company, Inc, L.33, B.3, Lake Highlands - Deed, Overlook Farms Addition #4 - Deed, Overlook West Subdivision - Overlook Farms Addition #5 - Overlook West Addition #1 - Overlook West Addition #2 		
Milwaukee County Historical Society (1978-80)	8	
Greendale Land Company, Inc, Mortgage Releases OLW (1980)	8	
Sales Completed (1956-81) <ul style="list-style-type: none"> - Milwaukee County, Reacquired from the Archdiocese of Milwaukee - Property Sales, Miscellaneous Detail, Opinions, Rulings, etc. - Allis-Chalmers Manufacturing Company - Greendale Common School District, College Ave. School Site - Administration Building -- Village of Greendale 	8	
Public Relations (1964-7) <ul style="list-style-type: none"> - Greendale League of Women Voters - Greendale Woman's Club 	9	
Greendale Land Company, Inc (1964-9) <ul style="list-style-type: none"> - Overlook #4 - Sale of "W" - Greendale Driving Range - Cash Flow Statements - Acre Park - Bank Papers (Corporation Papers Closing) - La Bonte -- Urbanek Site - P&Ls Cash Projection 	9	
Condominiums (1972-4)	9	
Milwaukee County Historical Society (Jeremiah Curtain House) (1958-9)	9	
Archdiocese of Milwaukee (6 June 1969)	9	
Milwaukee Community Development Corporation Year End Examination Reports, 1960-4	9	
Greendale -- Miscellaneous Maps, 1952-69	9	
University of Wisconsin Graduate School of Business (11 May 1973), binder	9	
Government Restrictions, Schletert (1948-62)	9	
Addendum -- Overlook West 1 (17 January 1975)	9	
Cost Sheet -- Overlook #4-1 (22 August 1975)	9	
Trimborn Farm Advisory Committee (1982-8)	9	

Bernice Behrendt Quit Claim Deal (1963-88)	9	
Acquisition, City of Franklin (1962-88)	9	
Greendale Parcel -- Kelly Place, Forest Home, & South 92nd (1985-8)	9	
5274 South 60th Street (1978-80)	9	
Overlook West Restrictions (1964-78)	9	
Overlook Addition Plats (1972)	9	
Gardenway Homes Association, Inc (1978-86)	9	
Farm Crest: A Condominium Development (1986)	9	
Grootemaat Company (Real Estate), booklets (3)	9	
Trimborn Farm Nomination to National Historic Register	10	
Circle "H" Ranch	10	
Circle "H" Sale	10	
Lime Kiln History, Trimborn Farm	10	
Milwaukee Community Development Corporation	10	
Farm Crest Condominium Development	10	
North Lake Highlands Homes Association	10	
St. Alphonsus	10	
Lutheran Church in America	10	
Lutheran High School Association	10	
First Conservative Baptist Church	10	
Episcopal Foundation of Milwaukee	10	
Missouri Synod Lutheran Church	10	
Joseph T. Johnson, Inc.	10	
Sherwood Heights Home Association, Inc.	10	
Greendale Industrial Park Property Owners Association, Inc.	10	
Straightline Construction Corporation	10	
Northwestern Mutual Life Insurance	10	
Village Club, Inc.	10	
Allis-Chalmers	10	
Boston Store Foundation	10	
Kearney & Trecker	10	
Megal Industrial Land Corporation	10	
Wisconsin Realty Company	10	
Greendale Development Corporation	10	
Danford Realty Corporation	10	
Greendale Radio Sales & Service, Inc.	10	
Socony-Vacuum Oil Co., Inc.	10	
Argus Realty	10	
Casey Realty	10	
Rite Realty	10	
Nolan Kenney Brokers	10	

Moynihan & Associates	10	
M&I Bank	10	
GGG Development Corporation	10	
Milwaukee County Historical Society	10	
Jeremiah Curtin House	10	
Trimborn Farms	10	
Consoer, Townsend Associates	10	
Gardenway Homes Association, Inc.	10	
Grootemaat Company	10	
Clemence, Bruce	10	
Flejter, John	10	
Trimborn, Clement J.	10	
Trimborn, Richard G.	10	
Voss, Lynn	10	
Reed, Terry	10	
Centgraf, Henry	10	
Jolly, Alfred R.	10	
Wetz, John R.	10	
Gardner, Norbert	10	
Sattell, Richard and Leona D.	10	
Tenerowicz, Eleonore F.	10	
Schuett, William G.	10	
Simmet, John F.	10	
Schaefer, Joseph	10	
Photos: See M-161, (some negatives without prints), neg. # 20,164 thru 20,185		