

# Greenbush Madison, WI

The turn-of-the-century homes in Greenbush neighborhood date back to a time when this part of the city was settled by Italian and Eastern European immigrants. Roughly bounded by Regent Street to the north, Erin Street to the south, Randall Ave to the west, and Park Street to the east, this part of Madison is popular with house hunters seeking a destination close to the University and Downtown areas. This is a very walkable neighborhood with great access to the stores and restaurants in the Park Street, Regent Street, and Monroe Street business districts. Here you'll find many public transportation access points as well, putting all of Madison within reach.

3 Parks 

3 Coffee Shops 

20+ Restaurants 

2 Schools 



Getting to know your neighbors is easy in this part of the city. Many Greenbush properties feature the front porch as a focal point. With narrow streets and compact lots, the Greenbush neighborhood has offered "smart design" for over 100 years. For these reasons this part of town is popular with buyers seeking a setting with a high degree of urban density. The houses here also offer plenty of old-world charm and character and usually sell for under \$300,000. This part of Madison features a healthy inventory of duplexes, making this a popular area for investors seeking income properties close to the Downtown area and the University of Wisconsin.

## Parks, Beaches & Recreation

The Greenbush community features an abundance of parks and outdoor recreational opportunities. Step outside your door and walk to Madison's iconic Vilas Park, which offers a public beach, a beautiful zoo, and plenty of space for picnicking and shoreline fishing. The University of Wisconsin Arboretum is located just to the south of Vilas Park. Enjoy a scenic walk or bike ride as you take in the beautiful surroundings of the shoreline, forest, and restored prairie that comprise this one-of-a-kind park.

## Calling All Foodies

Greenbush is home to two very different but very good eateries. The Greenbush Bakery has been located for decades at 1305 Regent Street. This is the only Kosher bakery in town, and the doughnuts here are the absolute best in Madison. The Greenbush Bar, located at 914 Regent Street, serves up excellent Italian cuisine in a dimly lit and casual basement environment.

## Schools

Franklin/Randall Elementary  
305 W Lakeside St

Hamilton Middle School  
4801 Waukesha St

West High School  
30 Ash St

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