



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

February 15, 2021

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 201135 relates to the change in zoning from a Detailed Planned Development known as Paragon at Granville Estates to Single-Family Residential, RS3, for the property located at 7901 North Granville Road, on the west side of North Granville Road, south of West Bradley Road, in the 9th Aldermanic District.

This zoning change was requested by New Testament Church of Milwaukee and will allow 7901 North Granville Road to be combined with the properties to the west of the site that are owned by the church and zoned RS3. In 1999, the subject parcel was rezoned from Single-Family Residence (R/F-3/40) and Site Plan Review Overlay District (SPROD) to a Detailed Planned Development (DPD) known as Paragon at Granville Estates to allow for an elderly community living center. That development did not move forward and was never constructed. The site has remained as naturalized open space since then. In addition to the zoning change, according to the Department of Public Works, New Testament Church of Milwaukee is entering into a partnership with Milwaukee Metropolitan Sewerage District to install green infrastructure on the property.

On February 15, 2021, the City Plan Commission held a virtual public hearing during which nobody spoke in opposition to the zoning change. Since the zoning change will allow the subject site to be joined with other RS3-zoned properties owned by the applicant, and the change is not in conflict with the Northwest Side Plan, the City Plan Commission at its meeting on February 15, 2021 recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Lewis

