



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
WEDNESDAY, JUNE 24, 2020
6:00 PM
VIRTUAL MEETING**

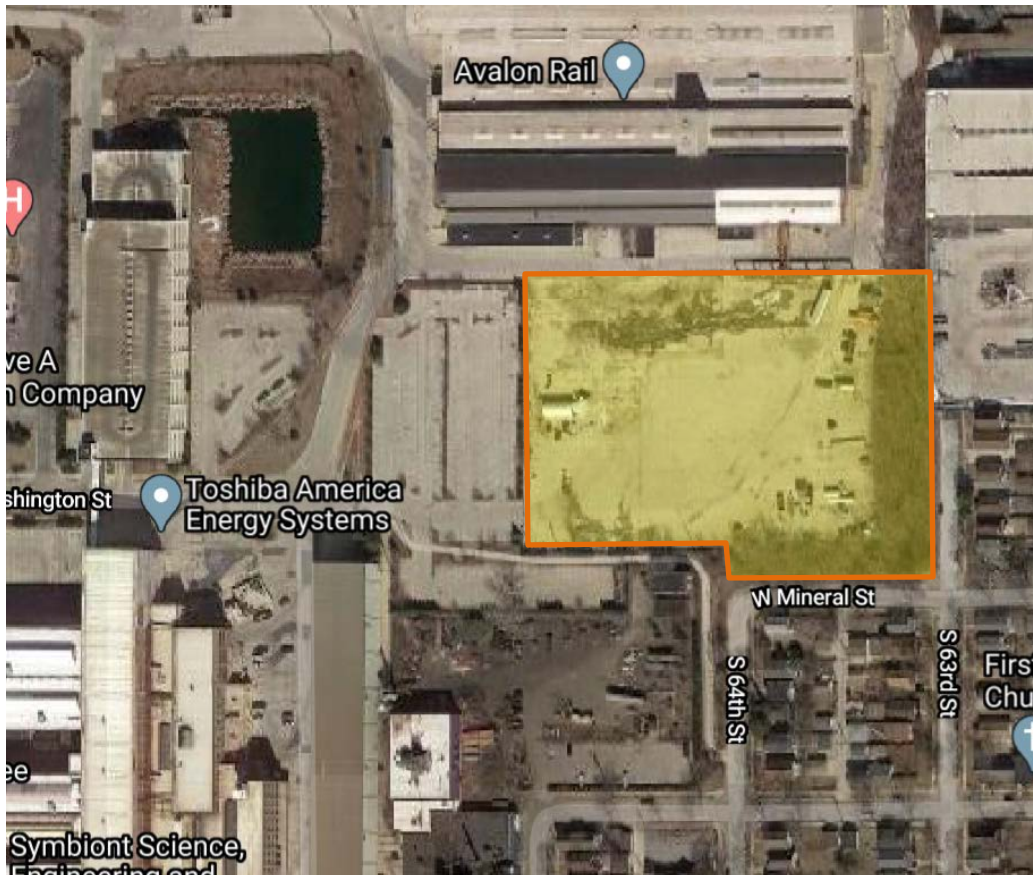
- 2A. Special Use Permit for 160 Driving Academy, a proposed business to be located at 900 Block S. 63 St.**
- 2B. Site, Landscaping and Architectural Plans for 160 Driving Academy, a proposed business to be located at 900 Block S. 63 St., submitted by Terry Hardin. (Tax Key No. 439-0001-048)**

Items 2A and 2B may be considered together.

Overview & Zoning

160 Driving Academy is a truck driving training facility with 55 locations across the country with 2 of them in Wisconsin. The proposed location for the newest 160 Driving Academy is a large paved lot just south of Avalon Rail and east of Toshiba in the 900 Block of S. 63 St.

Terry Hardin of 160 Driving Academy has submitted an application to build out a truck driving training facility.

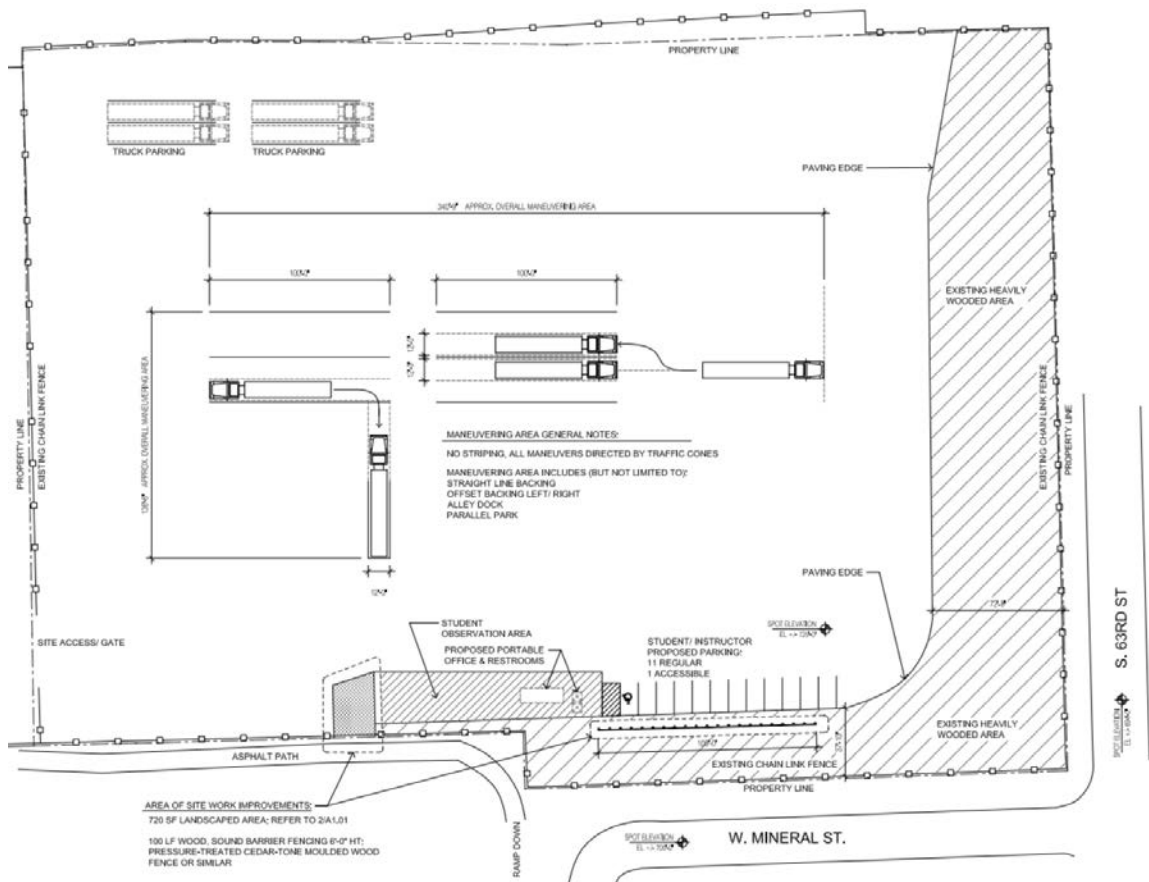


160 Driving Academy is a training facility for people to ultimately get their Commercial Driver's License (CDL). The site will be used as a training and maneuver range where students would learn truck safety, operations, integral parts of the truck (Pre-trip), basic maneuvers such as starting, stopping, steering, shifting, braking, and exercises such as straight back, and off-set parking.

900 Block S. 63 St. is zoned M-1 Manufacturing District. An instructional training facility is considered a Special Use in the M-1 district and requires a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for July 14, 2020.

Site, Landscaping and Architectural Plans

The applicant is proposing to occupy almost the entire paved lot. The proposed space will include a portable office and portable restrooms. The space will also include a 720 square foot landscaped area and a wooden fence meant to serve as a sound barrier from the nearby residential neighborhood. The dense wooded area surrounding the lot will also serve as a buffer between the training facility and residential homes to the south. Truck maneuvering zones will be delineated with cones. Hours of operation are Monday through Friday, 8am – 4:30pm.



Off-street parking code requires commercial transportation facilities to have 1 space for every one thousand (5,000) square feet of gross floor area. The proposed training facility space has 226,909 square feet, which requires 45 off-street parking spaces. Staff recommends that the amount of parking stalls be equivalent to the number of students and staff on site.

Recommendation: Recommend Common Council approval of the Application for a Special Use Permit for 160 Driving Academy, a proposed business, to be located at 900 Block S. 63 St., and approval of the Site, Landscape and Architectural Plans for 160 Driving Academy, a proposed business, to be located at 900 Block S. 63 St., submitted by Terry Hardin. (Tax Key No. 439-0001), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. An indication of the maximum number of students and staff on site at any one time.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Tony Giron, Planner at 414-302-8469.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Tony Giron, Planner at 414-302-8469.
4. Common Council approval of the Special Use Permit (scheduled for July 14, 2020) and applicant's acknowledgement signature on the Special Use Resolution being submitted to the Clerk's Office.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Signage plan being provided for staff review and approval.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.