

Description and supporting information for
Telcom Construction Amended CUP at 9840 S 27th Street

Proposed use and property conditions

Telcom Construction

Telcom Construction

4. Telcom Construction ("Telcom") is a nationally known and experienced. *See Exhibit E with description of Telcom*
5. The proposed use by Telcom will be a headquarters/business office to manage and run its field operations.
6. Daily operations will include field employees and engineers arrival at the site, departure to location of ongoing Telcom jobsites with truck and other equipment. Some employees remain onsite through the day in business office. Hours of operation will be 6:00 AM – 7:00 PM.

7. Telcom needs to bring in spools of cable and housing and store that inside the building and may also need occasional outside storage of those spools as space demands. *See Exhibit F showing spools and equipment at Telcom's existing operation on Milwaukee's North side.*

8. Other types of materials that will be stored outside for limited times include Hand Hols, Telephone Poles and Pedestals. *See Exhibit D p. 3 for site plan with descriptions and locations of stored materials.* Telcom will minimize the outside storage and use existing areas designated for Telcom on the site plan for those materials.

9. Telcom vehicles would be parked outside daily after business hours

10. No repair operations or vehicle repair will be part of the operation.

Adjacent properties

11. Adjacent properties are owned by the applicant or are as follows:

- a. An empty lot to the south, Also owned by same owner
- b. Trudell Trailer Sales is to the East (that operation contains space and is often loaded with 200 truck trailers).
- c. Public storage to the North.

12. There is impact to any of the neighboring properties from either use. This is consistent with the existing CUP and rezoning and existing uses. The entire back lot is fenced in, and an additional privacy fence or screening will be installed as per the existing CUP.

Building Conditions:

13. The building is approximately 37,000 S.F. The owner has upgrade the building over time including since the grant of the existing CUP in January 2019.

15. The existing monument sign will be used.

16. As noted in the record, all city of Oak Creek fire inspection and fire extinguishers requirements have been updated and are current. Property is fully sprinklered.