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September 26, 2025

City of Waukesha Plan Commission

**RE: ThermTech Rooftop Equipment Penthouse**  
**1511 Pearl Street**  
**Waukesha, Wisconsin 53186**  
Cover Letter

To Whom This May Concern:

This letter is being provided to outline the intended scope of work for this project.

ThermTech has purchased a new piece of equipment for their Pearl Street facility that is taller than the existing building structure. As such, they are intending to raise a portion of the roof in their operations space to accommodate this new unit. To achieve this, our design team proposes to construct a Penthouse that is approximately 24' wide x 48' long x 14' high along the west side of their building. The Penthouse will be set back from the west parapet by about 18'. The footprint of the existing facility will not be increased under the scope of this project. The proposed Penthouse will not be occupied. The volume of this new space will be contiguous with the rest of their operations space. This project will have no impact on the site or landscaping on the property.

The Penthouse will be constructed using 3" thick Insulated Metal Panels (IMPs) over a steel frame structure. The panels shall be "Brown" to match the existing paint color on the building. The roof of the Penthouse will be EPDM over rigid insulation. The roof structure will be sloped to the south for drainage. Drainage will be captured via scuppers with downspouts that spill onto the existing roof. Splash blocks or pads will be used at the base of the downspouts. Since the roof area of the building is only being displaced vertically by 14', the existing roof drain capacities are not adversely impacted by the scope of this project.

Our attached submittal includes elevations of the building showing the intended construction as well as context photos for your reference. As per Waukesha protocols, a formal submittal for Plan Review and Approval shall be made to E-Plan Exam in the coming weeks. E-Plan has informed us that they are able to review this project. As this new piece of equipment has already been ordered by ThermTech, it is hoped that construction of this Penthouse can be completed yet this construction season. Any assistance that this Commission can provide to accommodate our schedule is greatly appreciated.

Thank you very much for your consideration of this application.

Sincerely,

Nicholas J Migan on behalf of Allume Architects, LLC