



City of Waukesha

Application for Development Review

Last Revision
Date:
January 2025

City of Waukesha Community Development Department - 201 Delafield Street, Waukesha, WI 53188 262-524-3750
City of Waukesha Department of Public Works Engineering Division—201 Delafield Street, Waukesha, WI 53188 262-524-3600
www.waukesha-wi.gov

APPLICANT INFORMATION

Applicant Name: _____
Applicant Company Name: _____
Address: _____
City, State: _____ Zip: _____
Phone: _____
E-Mail: _____

PROPERTY OWNER INFORMATION

Applicant Name: _____
Applicant Company Name: THEAMTECH INC
Address: 1511 PEARL STREET
City, State: WAUKESHA WI Zip: 53186
Phone: _____
E-Mail: _____

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: NICK MIGAN
Company Name: ALLUME ARCHITECTS, LLC
Address: 125 N EXECUTIVE DRIVE, SUITE 104
City, State: BROOKFIELD WI Zip: 53005
Phone: (262) 391-0536
E-Mail: nmigan@allumearchitects.com

PROJECT & PROPERTY INFORMATION

Project Name: ROOFTOP EQUIPMENT PENTHOUSE
Property Address: 1511 PEARL STREET
Tax Key Number(s): _____
Zoning: M2
Total Acreage: _____ Existing Building Square Footage: _____
Proposed Building/Addition Square Footage: 1,034 (on roof)
Current Use of Property: _____

PROJECT SUMMARY (Please provide a brief project description.)

ADDITION OF NEW ENCLOSURE ON ROOF OF EXISTING BUILDING.
PENTHOUSE WILL BE UNOCCUPIED. ONLY BEING BUILT TO ENCLOSE
NEW (TALL) PIECE OF EQUIPMENT. FOOTPRINT OF BUILDING IS
NOT INCREASING WITH THIS PROJECT.

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. **The deadline for all applications requiring Plan Commission Reviews is Monday at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Fourth Wednesday of each month.**

APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature: [Signature]
Applicant Name (Please Print): NICHOLAS J MIGAN ON BEHALF OF ALLUME ARCHITECTS, LLC
Date: 09.26.25

For Internal Use Only:

Amount Due (total from page 2): _____ Amount Paid: _____ Check #: _____
Trakit ID(s): _____ Date Paid: _____

Naming Conventions for Plan Commission Files/Submissions

Digital files submitted for Plan Commission will need to be labeled with one of the naming conventions below. For example, if the applicant is submitting a plan for landscaping on a project, ***please label the PDF as Landscape Plan followed by the business name, address and date (month and year)*** Files that do not have names or only include PDF numbers will be returned to the applicant to rename.

Community Development

Elevations and Architectural Plans– **Project Name, address**

Site Plans

Landscape Plans

Plan Commission Application

Renderings

Certified Survey Map– CSM

Lighting and Photometrics

Signs

PUD

Easements

Rezoning

Preliminary Plat

Final Plat

Engineering & Other Departments

Site Engineering and grading

Stormwater Management Plan

Traffic Study

Erosion Control

Wetland Delineation

Utility Plans

Flood Plain

Maintenance Agreements

Development Review Checklist

Example: **Site Plans– City of Waukesha City Hall Project, 201 Delafield Street, July 12, 2023**

THIRD PARTY ENGINEERING REVIEW DEPOSIT

Deposits for third party Engineering Review must be included at the time of application. Please follow the schedule below:

Engineering Review Deposit Schedule	
<i>Project Type</i>	<i>Deposit Amount</i>
1 or 2 Family Residential CSM	\$750
All Other CSMs	\$2,500
Preliminary SPAR	\$5,000
Final SPAR	\$5,000
Preliminary Plat	\$7,500
Final Plat	\$7,500

The deposit is a separate payment from the required application fees. Two payments will be required with the application. **The Engineering Review Deposit must be in the form of a check made out to the City of Waukesha.**

City of Waukesha Application for Development Review

TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY) Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

FEES

☐ Plan Commission Consultation/Conceptual Review **\$390**

☐ Traffic Impact Analysis

☐ Commercial, Industrial, Institutional, and Other Non-Residential **\$480**

☐ Residential Subdivision or Multi-Family **\$480**

☐ Resubmittal (3rd and all subsequent submittals) **\$480**

ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (*):

* ☐ Preliminary Site Plan & Architectural Review

Engineering Review Deposit \$5,000 + _____

☐ Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$2,240**

☐ Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$2,460**

☐ Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$2,680**

☐ Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres **\$2,900**

☐ Resubmittal Fees (after 2 permitted reviews) **\$750**

* ☐ Final Site Plan & Architectural Review

Engineering Review Deposit \$5,000 + _____

☐ Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$1,360**

☐ Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$1,480**

☐ Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$1,700**

☐ Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres **\$2,020**

☐ Resubmittal Fees (3rd and all subsequent submittals) **\$750**

* ☒ Minor Site Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet)

420

☒ Projects that do not require site development plans **\$420**

☐ Resubmittal Fees (3rd and all subsequent submittals) **\$420**

☐ Certified Survey Map (CSM)

Engineering Review Deposit \$750 or \$2,500 (see schedule) + _____

☐ 1-3 Lots **\$690**

☐ 4 lots or more **\$750**

☐ Resubmittal (3rd and all subsequent submittals) **\$180**

☐ Extra-territorial CSM **\$450**

☐ Preliminary Subdivision Plat

Engineering Review Deposit \$7,500 + _____

☐ Up to 12 lots **\$1,335**

☐ 13 to 32 lots **\$1,530**

☐ 36 lots or more **\$1,750**

☐ Resubmittal (3rd and all subsequent submittals) **\$695**

☐ Final Subdivision Plat (Final Site Plan Review is also required.)

Engineering Review Deposit \$7,500 + _____

☐ Up to 12 lots **\$750**

☐ 13 to 32 lots **\$995**

☐ 36 lots or more **\$1,215**

☐ Resubmittal (3rd and all subsequent submittals) **\$695**

☐ Extra-territorial Plat **\$930**

☐ Rezoning and/or Land Use Plan Amendment

☐ Rezoning **\$745**

☐ Land Use Plan Amendment: **\$705**

☐ Conditional Use Permit

☐ Conditional Use Permit with no site plan changes **\$530**

☐ Conditional Use Permit with site plan changes **\$570** plus applicable preliminary and final site plan fees above

☐ Planned Unit Development or Developer's Agreement (Site Plan Review is also required)

☐ New Planned Unit Development or Developer's Agreement **\$2,000**

☐ Planned Unit Development or Developer's Agreement Amendment **\$960**

☐ Annexation **NO CHARGE**

☐ House/Building Move **\$150**

☐ Street or Alley Vacations **\$465**

TOTAL APPLICATION FEES:

Engineering Review Deposit Total = _____

Application Fee Total =

\$420

FINAL SITE PLAN & ARCHITECTURAL REVIEW PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Cover letter outlining project details.
 - ☐ Color architectural elevations of all sides of the building and color perspective renderings
 - ☐ Landscape Plan (see Attachment I: Landscape Plan Checklist)
 - ☐ Attachment A: Development Review Checklist
 - ☐ Site Plan (see Attachment B: Engineering Plan Checklist)
 - ☐ Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
 - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
 - ☐ Utility Plans (see Attachment H: Sewer Plan Review Checklist)

MINOR SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- ☒ One (1) digital (PDF) that includes of items listed below
 - ☒ Cover letter outlining project details.
 - ☒ Architectural elevations of all sides of the building being modified
- ☐ In addition, depending on the type of project, you may also need the following items:
 - ☐ Site Plan (see Attachment B: Engineering Plan Checklist)
 - ☐ Landscape Plan (see Attachment I: Landscape Plan Checklist)

CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Attachment E: Certified Survey Map Checklist
 - ☐ Attachment A: Development Review Checklist and other attachments as applicable.

**Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*



125 N. Executive Drive Suite 104
Brookfield, WI 53005
www.allumearchitects.com
262.825.4787

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,

A handwritten signature in blue ink, appearing to read 'Nicholas J Migan', is written over a light blue horizontal line.

Nicholas J Migan on behalf of Allume Architects, LLC

PRELIMINARY
Not for Construction
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be utilized for final bidding or construction related purposes.

PROJECT DESCRIPTION

PROJECT NAME

PROJECT ADDRESS



PROJECT CLIENT:

ROOF MODIFICATIONS
1511 Pearl St
Waukesha, WI 53186

PROJECT LOCATION:
CORE 4 Engineering
25166

PROJECT DESCRIPTION:

DESIGN DOCUMENTS

DRAWING DESCRIPTION:

PROJECT LOCATION AND INDEX OF DRAWINGS

OWNERSHIP OF DOCUMENTS:
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REVISIONS:	
DATE:	ITEMS REVISED:
APPROVED:	
DRAWN BY: ABM	
DATE: 09/26/2025	
PROJECT NUMBER: 202571	
SHEET NUMBER:	

COVER

09/26/2025 2:34:31 PM

AREA OF WORK/PROJECT LOCATION



INDEX OF DRAWINGS

COVER	PROJECT LOCATION AND INDEX OF DRAWINGS
A-200	EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS

ARCHITECT:
ALLUME ARCHITECTS
125 N EXECUTIVE DR SUITE 104
BROOKFIELD, WI 53005
(262) 825 4787

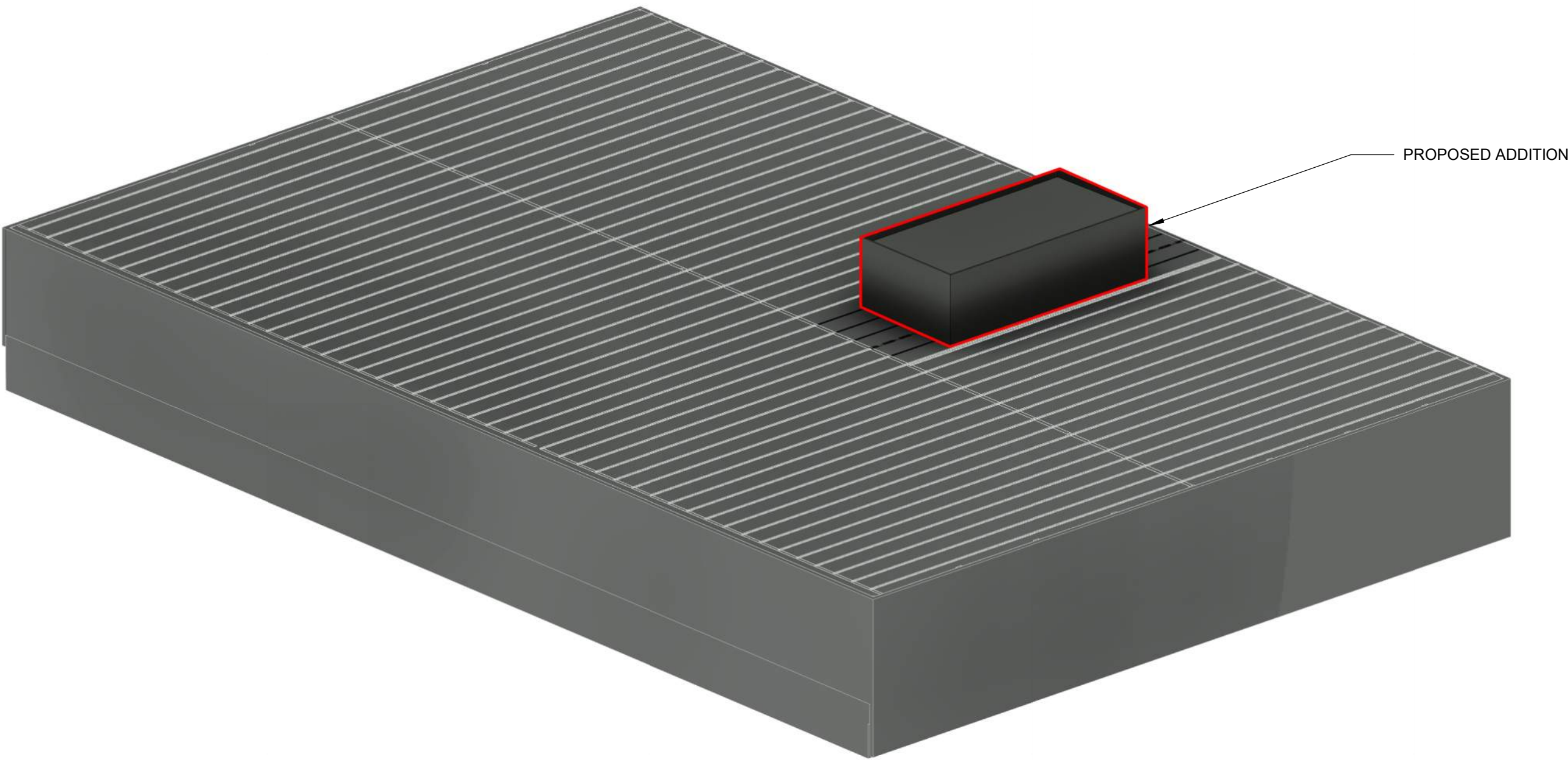
CLIENT:
THERMTECH INC,
1511 PEARL STREET
WAUKESHA, WI 53186

ENGINEER:
CORE 4 ENGINEERING, INC.
N70W5185 COLUMBIA ROAD
CEDARBURG, WI 53012
(262) 307 9988

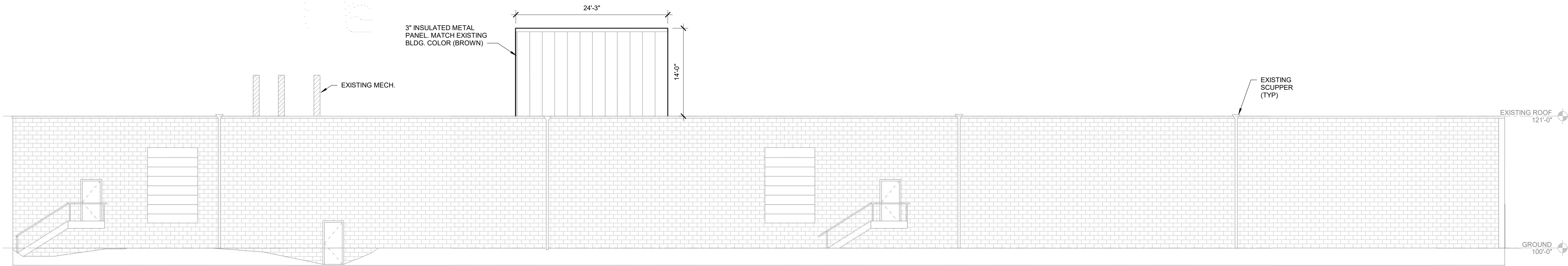
CONTRACTOR:
SCHERRER CONSTRUCTION CO., INC.
601 BLACK HAWK DR.
BURLINGTON, WI 53105
262 539 3100 X0218

GENERAL NOTES

- ALL WORK MUST BE COMPLETED IN STRICT CONFORMANCE WITH THE CURRENT COMMERCIAL BUILDING CODE AND WISCONSIN SPS 361-366. SHOULD ANY CODE RELATED QUESTIONS ARISE, CONTACT ARCHITECT IMMEDIATELY.
- ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION BY OTHERS.
- GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN SET TO SUBCONTRACTORS! DO NOT DISTRIBUTE PARTIAL SETS.
- IF ANY QUESTIONS ARISE NOTIFY ARCHITECT IMMEDIATELY AT (262).825.4787



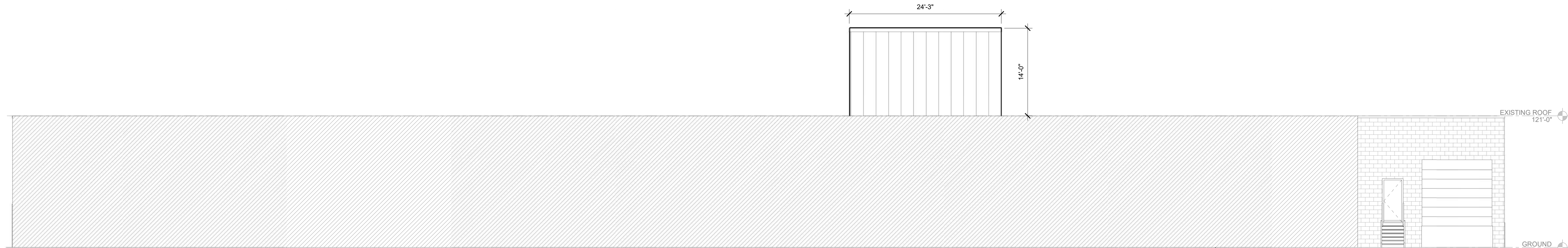
AXON NORTH EAST CORNER



1
A-200

WEST ELEVATION

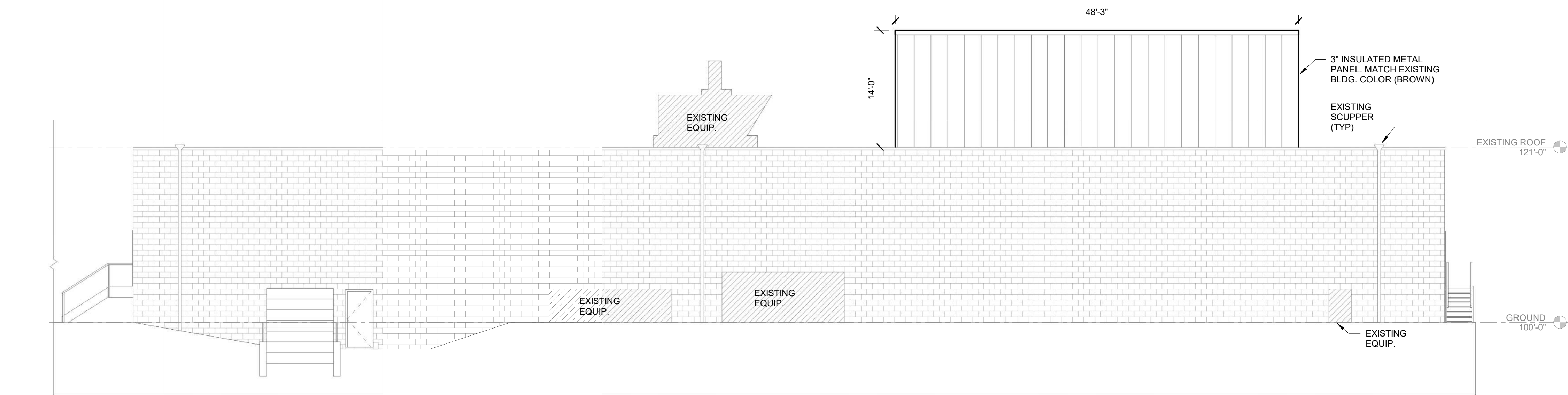
SCALE: 1/8" = 1'-0"



2
A-200

EAST ELEVATION

SCALE: 1/8" = 1'-0"



3
A-200

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT CLIENT:
ROOF MODIFICATIONS

1511 Pearl St
Waukesha, WI 53186

PROJECT LOCATION:
CORE 4 Engineering
25166

PROJECT DESCRIPTION:
DESIGN DOCUMENTS

DRAWING DESCRIPTION:
EXTERIOR ELEVATIONS

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ALLUME ARCHITECTS, LLC.

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DATE:	ITEMS REVISED:

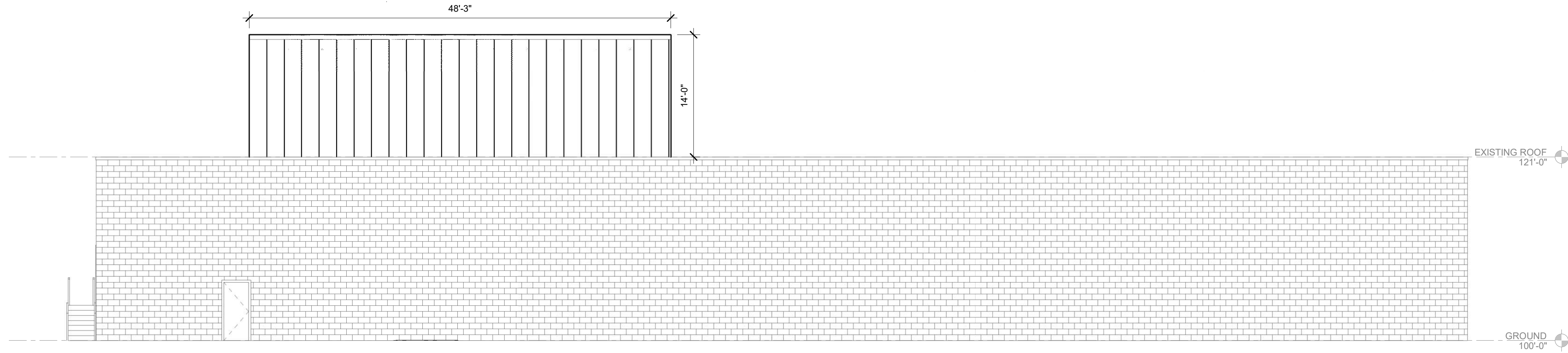
APPROVED:

DRAWN BY:
ABM

DATE:
09/26/2025

PROJECT NUMBER:
202571

SHEET NUMBER:
A-200



1 SOUTH ELEVATION
A-201 SCALE: 1/8" = 1'-0"



EXISTING SITE CONDITIONS FROM NORTHWEST CORNER



PENTHOUSE RENDERING FROM NORTH WEST

PROPOSED ADDITION

PROJECT CLIENT:
ROOF MODIFICATIONS
1511 Pearl St
Waukesha, WI 53186
PROJECT LOCATION:
CORE 4 Engineering
25166

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