



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Plan Commission	Meeting Date: 10/22/2025
ID Number: PC#25-0162	Ordinance/Resolution Number (if applicable):
Department Submitting: Community Development	Submission Date: 10/10/2025
Agenda Item Title: Review and possible action on the Minor Site Plan & Architectural Review for 1511 Pearl Street	

Issue Before the Council: Review and act on the Minor Site Plan & Architectural Review at 1511 Pearl Street, Therm Tech- Request to approve plans for a 24' wide by 48' long by 14' high penthouse addition near the west end of the building in the M-2, General Manufacturing zoning district.
Options & Alternatives: The Plan Commission could approve the application with or without conditions or deny it. If the application is denied the proposal will not be able to go forward
Additional Details: The applicant is proposing the construction of a new Penthouse along the west side of their building at 1511 Pearl Street. The property is zoned M-2, General Manufacturing District. The Penthouse will be approximately 24' wide by 48' long by 14' high. The addition will be approximately 1,034 sq. ft. The applicant purchased a new piece of equipment for their business that is taller than the existing building. The Penthouse will accommodate the height of the new equipment and will allow for it to be put inside the existing building. The proposed Penthouse will not be occupied. The Penthouse will be constructed using 3" thick insulated metal panels over a steel frame structure. The panels will match the color of the existing building. The roof structure will be sloped to the south for drainage of rain and snow. The drainage will be captured in scuppers with downspouts that spill onto the existing roof.



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What is the Strategic Plan Priority this item relates to:
People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Financial Remarks:
No Direct financial impact on the City

Executive Recommendation:
Staff recommends approval of the Minor SPAR for 1511 Pearl Street with the following conditions:

- All engineering, fire department, and water utility comments to be addressed
- An engineering concurrence letter must be provided before building permits may be pulled

Suggested Motion:
I move to approve the Final Site Plan & Architectural Review for 2228 E Moreland Blvd with staff comments to be addressed

Reviewed By:

Finance Director	Date Reviewed
City Attorney	Date Reviewed
City Administrator	Date Reviewed