



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: PC25-0156	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Community Development	Submission Date:
Agenda Item Title: Extra-territorial Certified Survey Map, 21165 E. Moreland Blvd., Oscar's – A request for approval of a 2-lot CSM on approximately 1.6711 acres of land located in the Town of Brookfield.	

Issue Before the Council: Proposed accessory storage structure.
Options & Alternatives: • Approve the CSM and allow the development to go forward. • Deny the CSM, making it very difficult or impossible for the property owners to proceed with their plans.
Additional Details: The applicants would like to reconstruct the Oscar's Restaurant at 21165 E Moreland Blvd., which was destroyed by fire in November of 2024. As part of the application, they have prepared a Certified Survey Map to clean up the lot lines of the two parcels the restaurant sits on. The larger parcel, which currently has an area of approximately 38,000 square feet, contains the restaurant, most of the parking lot, and vehicular access from Swenson Drive. The smaller parcel, currently 34,857 square feet in area, contains a portion of the parking lot and a lawn area with picnic tables. A small triangular section of the larger parcel cuts out a portion of the smaller parcel. Both properties have the same owners. The proposed Certified Survey Map will shift the shared lot line to the east, enlarging the larger parcel and reducing the area of the smaller parcel, and it will also remove the triangular cut out section, so both parcels will be roughly rectangular. Lot 1 will have an area of 41,084 square feet. Lot 2 will have an area of 31,708 square feet. This will allow for a wider drive through area around the rebuilt restaurant.



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Lot 2, which will remain undeveloped, will have a width of 120 feet. The applicants hope to eventually sell the east property for development, with some shared access.

The City reviews Extra-Territorial land divisions in surrounding unincorporated areas, now limited to portions of the Town of Brookfield, the Town of Delafield, and the Town of Genessee.

What is the Strategic Plan Priority this item relates to:

People-Centered Development

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

The proposal will allow the applicant to add new cold storage for their landscaping business to use. They will be able to move equipment into the building from where it is currently stored outside in the parking and storage yard, reducing its exposure to the elements and making the yard more orderly.

Financial Remarks: No direct financial impact to the City.

Executive Recommendation: Staff recommends approval of Minor Site Plan and Architectural Review for the storage building at 1409 Poplar Dr. with the following conditions:

- Engineering Department comments to be addressed.

Recommended Motion: "I move to approve Minor Site Plan and Architectural Review for the proposed pole storage building at 1409 Poplar Dr."

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature



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