



Wauwatosa, WI

Plan Commission

Meeting Agenda

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, December 8, 2025

6:00 PM

Common Council Chambers and Zoom:
<https://servetosa.zoom.us/j/83599194279>,
Meeting ID: 835 9919 4279

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. Consideration of a Conditional Use Permit for an eating establishment in the General Commercial (C2) zone at 11320 W. Blue Mound Road, Anthony Fugarino, Cuppa Tosa Kitchen & Café LLC, applicant [25-1985](#)
2. Consideration of a land combination via Certified Survey Map at 11811 W. Blue Mound Road, John Vassallo, applicant [25-2244](#)

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Staff Report

File #: 25-1985

Agenda Date: 12/8/2025

Agenda #: 1.

Consideration of a Conditional Use Permit for an eating establishment in the General Commercial (C2) zone at 11320 W. Blue Mound Road, Anthony Fugarino, Cuppa Tosa Kitchen & Café LLC, applicant

Submitted by:

Art Piñon

Department:

Development

A. Background/Options

The applicant is proposing to operate an eating and drinking establishment at 11320 W. Blue Mound Road in the General Commercial (C2) Zone. Surrounding land uses include single family residential to the north and commercial uses to the south, east, and west. The location was previously a restaurant, Hermanas.

The floor plan contains a barista bar, dining room, kitchen, and outdoor patio area. The proposed operating hours are Tuesday to Sunday, from 7:00 am to 3:00 pm, with periodic after-hour events occurring from 5:00 pm to 11:00 pm. Attached to this report is the plan of operation and floor plan.

The required public hearing was held at the November 18, 2025 Common Council meeting. The applicant, as well as two (2) other members of the public, spoke in favor of the proposal. No one spoke in opposition. The Council meeting video is attached.

B. Staff Comments

Planning/Zoning Division

Both short and long-term bike parking is encouraged. It is not required as there is no change in the use.

This Conditional Use request supports the goals and objectives outlined in the City of Wauwatosa Comprehensive Plan, specifically:

- * Supporting local businesses and enhancing the City's tax base (WCP, p. 20);
- * Preserving Wauwatosa's welcoming identity, encouraging thoughtful growth, and promoting aesthetically appealing development (WCP, p. 20);

Building Division

Architectural supervision, plan review, and all applicable building permits are required for any work being performed. A final occupancy inspection and approval are required prior to occupancy.

City Assessor's Office

Provide detailed costs of any alterations and/or new construction as well as income and expense information as requested by the Assessor's Office.

City Clerk's Office

The City Clerk's Office is in communication with the applicant about required licenses for the establishment. No concerns.

Public Works Department

City Engineering comments.

Engineering Division

Per City Code 13.30.030, any building project in excess of \$100,000 shall have the sanitary sewer lateral replaced or inspected and pressure tested per BPW requirements. If the existing sanitary sewer lateral is to be re-used, a televised report of the existing lateral from the building to the City main must be provided to Engineering. If Engineering identifies any defects in the existing lateral, the defects must be corrected and another televised report provided to Engineering to verify results. Note that if the existing lateral is made out of clay, the lateral must be lined. This requirement must be met prior to final building occupancy.

Fire Department

All applicable fire codes will be adhered to.

Health Department

No comments.

Police Department

No comments.

C. Recommendation

Staff recommends approval subject to:

1. Establishing hours of operation.
2. Addressing comment in Engineering Division section of this report.
3. Architectural supervision, plan review, and all applicable building permits are required for any work being performed. A final occupancy inspection and approval are required prior to occupancy.
4. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
5. Compliance with all required Fire Codes.
6. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
7. Obtaining other required licenses, permits, and approvals.



11320 W. Blue Mound Rd.

City of
Wauwatosa



Cuppa Tosa Kitchen & Café LLC is seeking occupancy at 11320 W. Bluemound Rd, Wauwatosa, WI. 53226 for a breakfast/lunch concept restaurant with on and off-site catering for special events.

The space has been a restaurant in the past with the last occupancy of Hermann's Mexican Restaurant.

Cuppa Tosa Kitchen & Café LLC is a community driven concept operated by a local restaurant family with ties to the Wauwatosa area since 1975.

Cuppa Tosa Kitchen & Café LLC will employ approximately 15-20 employees, with normal operating hours of Tuesday-Sunday 7am-3pm. After hour events Tuesday through Sunday 5p-11p.

The main menu will consist of Omelets, Pancakes, Waffles, Brioche French Toast, Sandwiches, Salads, Wraps, Kids Menu.

The current "Bar" area will be a Café Concept with tables & a soft sided seating area for guests to enjoy a latte with friends, read the paper or work on their laptop.

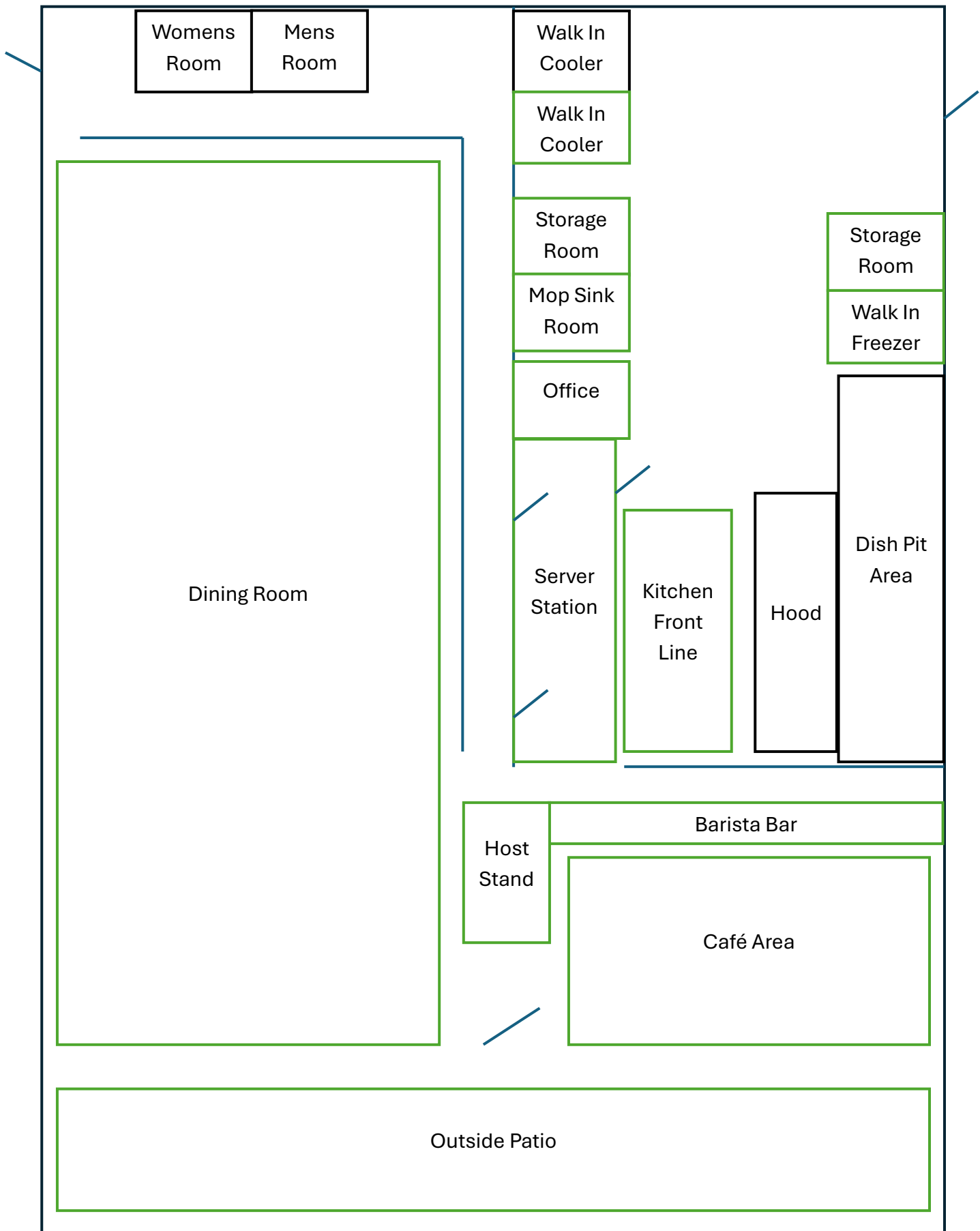
As owner and someone who lives within walking distance to the location, I'm fully aware of the neighborhood concerns regarding parking, noise and garbage. I will work tirelessly to accommodate and remedy any concerns the neighboring community has.

I also understand the importance of yearly inspections (Fire, Food Safety, etc.) and will comply with all rules and regulations set forth by the City of Wauwatosa.

Any maintenance done (Hood Cleaning, HVAC, Grease Disposal, Garbage. Etc.) will be done only by licensed, bonded and insured companies.

No current work will need to be done inside or outside the building that would require additional permits, but if a situation arises that a permit is required, all paperwork will be filed and approved by the City of Wauwatosa before any work is started and follow up inspections will be done before any use to the area requiring the permit.

Currently there is adequate utilities, access roads, drainage and measures have been taken in to account for on and off site traffic congestion including but not limited too: talking with the restaurant adjacent to the parking area (Jacksons) and reaching out the unrented property for parking permits for special events or employee parking for high volume days (Saturday-Sunday), Mother's Day Brunch, Easter Brunch to name a few.





Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-2244

Agenda Date: 12/8/2025

Agenda #: 2.

Consideration of a land combination via Certified Survey Map at 11811 W. Blue Mound Road, John Vassallo, applicant

Submitted by:

Art Piñon

Department:

Development

A. Background/Options

The applicant is proposing a Certified Survey Map to consolidate two (2) parcels into one (1) parcel at the southwest corner of Blue Mound Road and Homewood Avenue, in the General Commercial (C2) zone.

The land combination is proposed to accommodate a future multi-unit residential development.

B. Staff Comments

Planning/Zoning Division

No additional comments.

Building Division

No Comments.

City Assessor's Office

No concerns.

City Clerk's Office

No comments.

Public Works Department

No comments.

Engineering Division

No comments.

Fire Department

No comments.

Health Department

No comments.

Police Department

No comments.

C. Recommendation

Staff recommends approval subject to:

1. Any technical corrections as identified by the Register of Deeds and City staff.
2. Per State Statute 236.34 (2), the CSM is to be recorded within 12 months of the Common Council approval.



11811 W. Blue Mound Rd.

City of
Wauwatosa

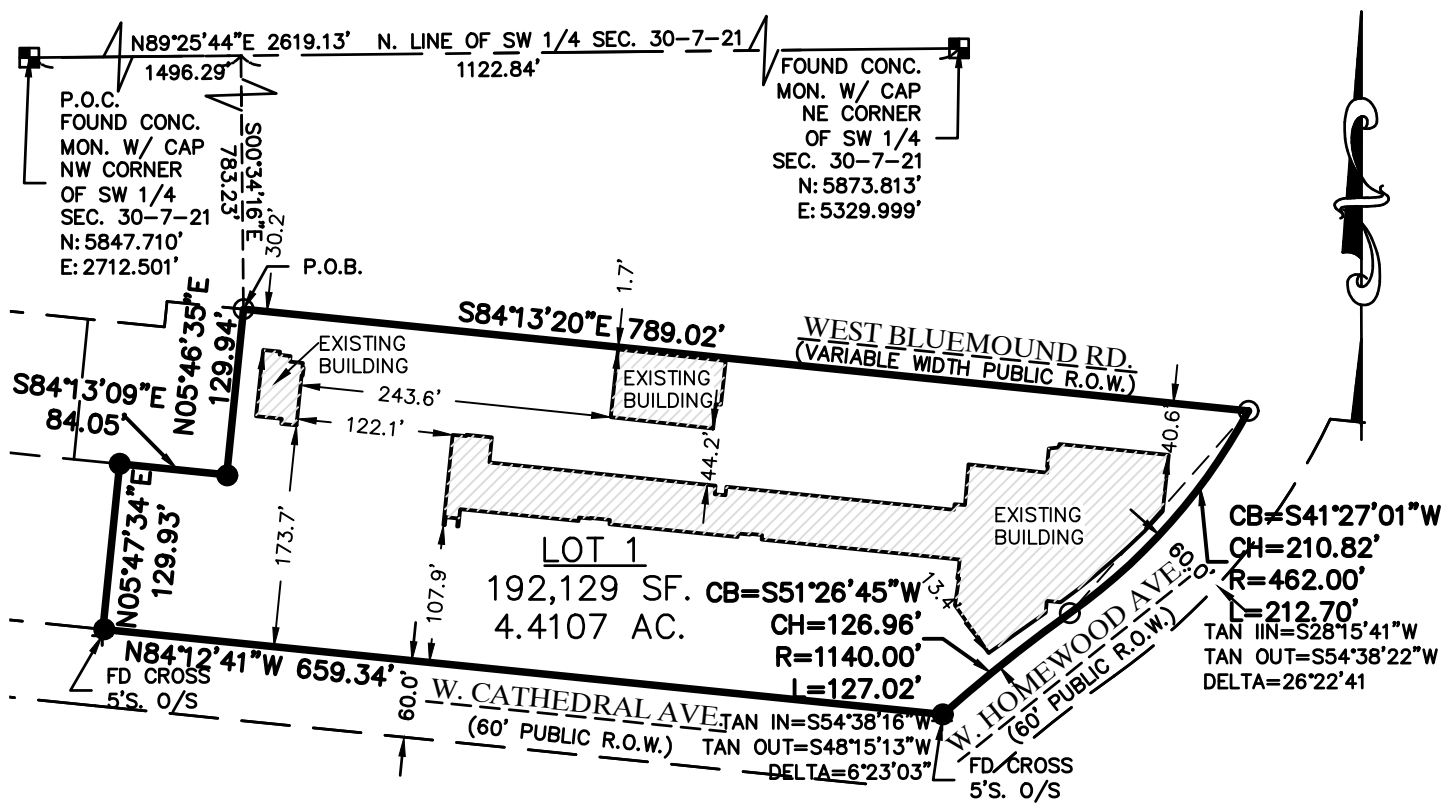


CERTIFIED SURVEY MAP NO. _____

The East 15 feet of Lot 7, Lots 8 through 38 inclusive, the vacated pedestrian walk lying between Lots 10 and 11 and, that part of the vacated alley lying adjacent to said Lots, all in Block 1 of Bluemound Vista No. 2, in the Southwest 1/4 of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

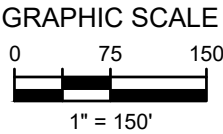
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30, T 7 N, R 21 E, WHICH BEARS NORTH 89°25'44" EAST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



NOTE:
SITE HAS ACCESS TO W. BLUEMOUND RD.
AND HOMEWOOD AVE.

Eric R. Sturm
March 21, 2025
Revised 11/17/25

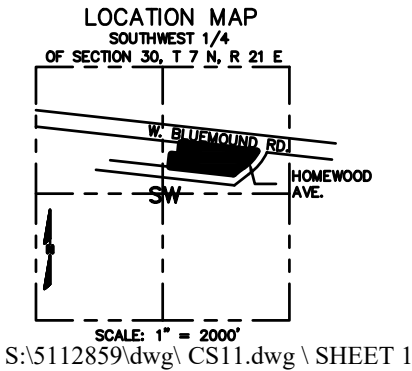
SEE SHEET 2 FOR EASEMENT DETAIL



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

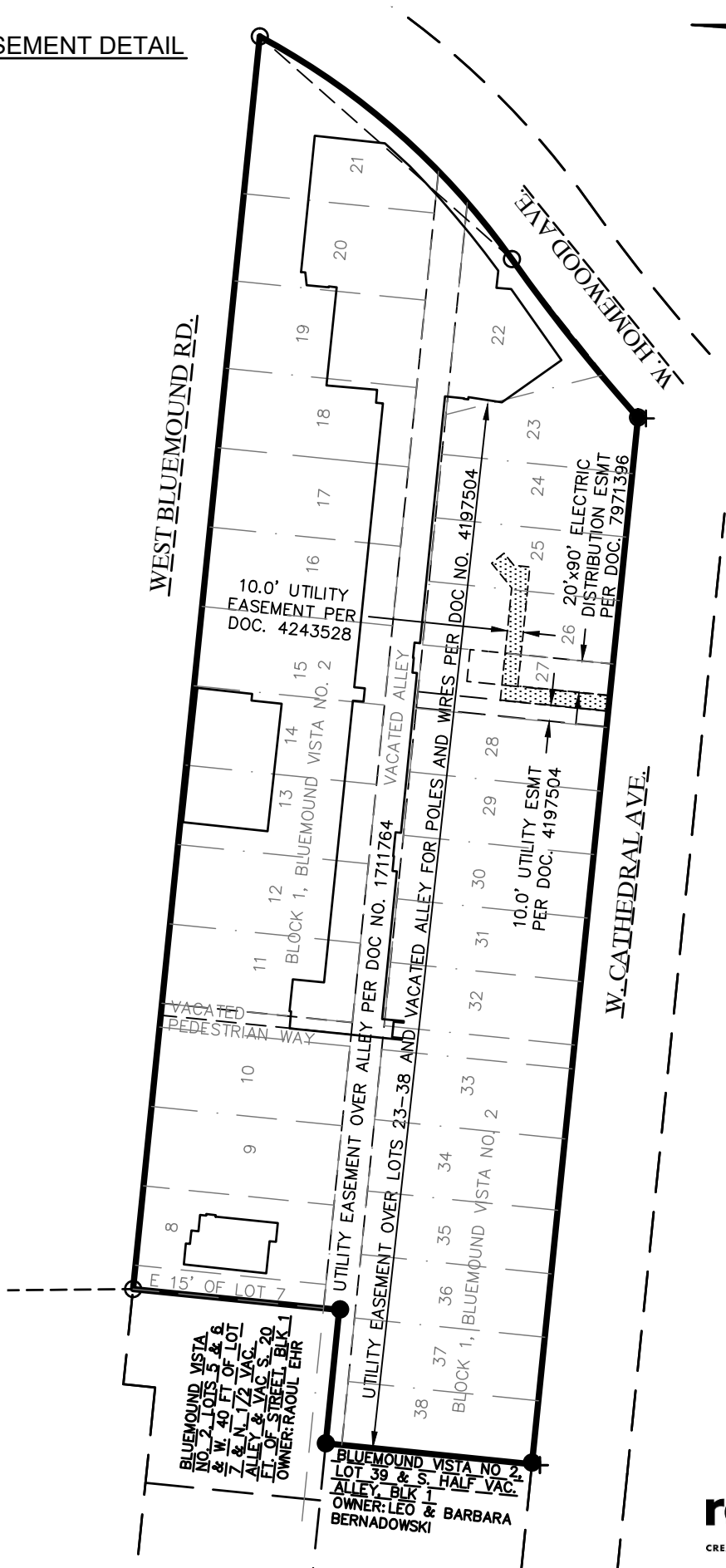
Sheet 1 of 6 Sheets



CERTIFIED SURVEY MAP NO. _____

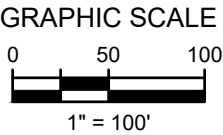
The East 15 feet of Lot 7, Lots 8 through 38 inclusive, the vacated pedestrian walk lying between Lots 10 and 11 and, that par of the vacated alley lying adjacent to said Lots, all in Block 1 of Bluemound Vista No. 2, in the Southwest 1/4 of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

EASEMENT DETAIL



Eric R. Sturm
March 21, 2025
Revised 11/17/25

WISCONSIN
ERIC R. STURM
S-2309
EAGLE WI
LAND SURVEYOR



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of the East 15 feet of Lot 7, Lots 8 through 38 inclusive, the vacated pedestrian walk lying between Lots 10 and 11 and, that part of the vacated alley lying adjacent to said Lots, all in Block 1 of Bluemound Vista No. 2, in the Southwest 1/4 of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section; thence North 89°25'44" East along the North line of said Southwest 1/4 Section 1496.29 feet to a point; thence South 00°34'16" East 783.23 feet to a point to the beginning; thence South 84°13'20" East along the South line of West Bluemound Road 789.02 feet to a point on the West line of Homewood Avenue; thence Southwesterly 212.70 feet along said West line and the arc of a curve, whose center lies to the West, whose radius is 462.00 feet, and whose chord bears South 41°27'01" West 210.82 feet to a point; thence Southwesterly 127.02 feet along said West line and the arc of a curve, whose center lies to the Southeast, whose radius is 1140.00 feet, and whose chord bears South 51°26'45" West 126.96 feet to a point on the North line of Cathedral Avenue; thence North 84°12'41" West along said North line 659.34 feet to the Southeast corner of Lot 39 of said Block 1; thence North 05°47'34" East along the East line of said Lot 39, a distance of 129.93 feet to a point; thence South 84°13'09" East along the centerline of the vacated alley 84.05 feet to a point; thence North 05°46'35" East along the East line of the West 40 feet of Lot 7 of said Block 1, a distance of 129.94 feet to the point of beginning.

Said lands containing 192,129 square feet or 4.4107 acres.

THAT I have made the survey, land division and map by the direction of Kosmos Iron, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236 of the Wisconsin Statutes and Chapter 17 of the City of Wauwatosa Municipal Code of Ordinances in surveying, dividing and mapping the same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.

March 21, 2025 (Revised 11/17/25)
Field date:
March 11, 2025



ERIC R. STURM
PROFESSIONAL LAND SURVEYOR S-2309



raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
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CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

Kosmos Iron, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of _____, as owner, certify that said corporation caused the land described on this map to the surveyed, divided, and mapped as represented on this map in accordance with the requirements of the City of Wauwatosa Municipal Code.

Kosmos Iron, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Wauwatosa

WITNESS the hand and seal of Kosmos Iron, LLC, has caused these presents to be signed by

_____, its _____;

this _____ day of _____, 2025.

Kosmos Iron, LLC

[illegible]

PERSONALLY came before me this _____ day of _____, 2025,
 _____ of the above named Kosmos Iron, LLC, to me known to be the person who
 executed the foregoing instrument, and to me known to be the _____ of said company, and
 acknowledged that he/she executed the foregoing instrument.

(SEAL)

Notary Public, State of

My Commission Expires _____

Eric R. Stein

March 21, 2025

Revised 11/17/25



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CONSENT OF CORPORATE MORTGAGEE

CoVantage, a national banking association, duly organized and existing under

and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: _____

Entity Name: _____

Signature: _____

Print Name: _____

Title: _____

STATE OF _____ }
COUNTY _____ }SS


PERSONALLY came before me this _____ day of _____, 2025,

_____, the _____ of the above named organization, to me known to be the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

(print name)
Notary Public, State of Wisconsin

My commission expires _____


March 21, 2025
Revised 11/17/25



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PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Wauwatosa on this _____ day of _____, 2025.

DENNIS MCBRIDE, MAYOR

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Wauwatosa in accordance with the Resolution adopted on _____, this _____ day of _____, 2025.

STEVE BRAATZ, CITY CLERK

CERTIFICATE OF MILWAUKEE COUNTY TREASURER

I, DAVID CULLEN, being duly elected, qualified and acting County Treasurer of the County of Milwaukee, do hereby certify the records in the office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ on any land included in the Certified Survey Map.

_____, 2025.
DATE

DAVID CULLEN, COUNTY TREASURER


March 21, 2025

Revised 11/17/25



THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309

112859.CS10



CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
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