

Wauwatosa, WI

Plan Commission

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Monday, June 8, 2026

6:00 PM

Zoom Only:
<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 to establish an eating establishment in the Midtown-Mixed (MID-MIX) zoning district at 8820 W. North Avenue, Ransom Htoo, applicant

[26-0761](tel:26-0761)

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 #: 26-0761

Agenda Date: 6/8/2026

Agenda #: 1.

Consideration of a Conditional Use Permit to establish an eating establishment in the Midtown-Mixed (MID-MIX) zoning district at 8820 W. North Avenue, Ransom Htoo, applicant

Submitted by:

Art Piñon

Department:

Development

A. Background/Options

The applicant is requesting a Conditional Use Permit to allow the operation of a restaurant at 8820 W. North Avenue within the Midtown Mixed (MID-MIX) District. The tenant space is currently occupied by Hui's Restaurant and will remain under the same ownership. The proposal includes a change in the restaurant's name, modifications to business operations, and updates to the menu. No changes are proposed to the building, site layout, or existing floor plan.

The proposed hours of operation are 11:00 a.m. to 2:30 p.m. and 4:00 p.m. to 9:00 p.m., Monday through Saturday.

The required public hearing for this request was held before the Common Council on May 19, 2026. No individuals appeared or spoke regarding the proposal.

B. Staff Comments

Planning/Zoning Division

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);
- Support development, improvement, and reinvestments in local commercial areas to promote a dynamic, vibrant, and accessible character and appearance as well as a mix of businesses (WCP, p. 20).

Building Division

Design Review Board approval is required for any exterior changes. Architectural supervision, plan review, and all applicable building permits are also required. A final occupancy inspection and approval must be obtained prior to occupancy.

City Assessor's Office

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

City Clerk's Office

No comments.

Public Works Department

See 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

The proposed project shall be designed, constructed and maintained in full compliance with all applicable national, state and local fire code requirements.

Health Department

No comments.

Police Department

No comments.

C. Recommendation

Staff recommends approval subject to:

1. Establishing hours of operation.
2. Design Review Board approval is required for any exterior changes. Architectural supervision, plan review, and all applicable building permits are also required. A final occupancy inspection and approval must be obtained prior to occupancy.
3. 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.
4. Providing detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
5. The project shall be designed, constructed and maintained in full compliance with all applicable national, state and local fire code requirements.
6. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect eighteen (18) months 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.



8820 W. North Ave

City of
Wauwatosa



Htoo Asian Restaurant
8820 West North Ave
Wauwatosa, WI 53226

To Whom It May Concern,

The name of the restaurant will go from Huis Restaurant to Htoo Asian Restaurant - Sushi and Chinese Food. Customers can dine in and take out. There will be 5 people working under this establishment. 3 cooks and 2 servers. The hours of operation will be 11 am - 2:30 pm and 4 pm - 9 pm, Monday to Saturday. For alcoholic drinks, it will only be served in restaurants during dine in. The menu will also be changed.

Htoo Asian Restaurant Menu

Kitchen Appetizers

1. Crab Rangoon(6) \$5.50
2. Dumpling(6) \$7.00
3. Egg Roll \$2.50
4. Spring Egg Roll(2) \$3.00
5. Edamame \$5.00
6. Shrimp Tempura(3) \$8.00
7. Tempura Shrimp and Veggie Combo \$9.00
 - a. 2 Shrimp and 6 veggie

Sushi Appetizers

1. Grilled Scallop(2) \$6.00
 - a. Spicy crabmeat and scallop topped w. Spicy mago sushi sauce
2. Sexy Jalapeno \$6.00
 - a. Spicy crabmeat cream cheese jalapeño deep fried, topped w. Spicy mago sushi sauce, scallions, and masa go
3. Pepper Tuna Tataki(6) \$10.00
 - a. Thinly sliced seared tuna with ponzu sauce, scallions, and masa go

Soups

1. Miso Soup
 - a. Soy bean paste, tofu, seaweed, scallions
2. Egg Drop Soup
3. Hot and Sour Soup
4. Wonton Soup

Lunch Special

- Served with Egg Drop Soup, White Rice, and (2 dumpling, 3 crab Rangoon, egg roll, or veggie egg roll)

Sushi Lunch Special

- Any 2 rolls \$13.00
- Any 3 rolls \$16.00

- Served with Miso soup
 - Traditional rolls
 - California roll, Veggie roll, Philly roll, Spicy Tuna roll, Spicy Salmon roll, Spicy California roll, New York roll, Salmon Avocado roll, Tuna Avocado roll.
 - Mini rolls
 - YellowTail roll, Tuna roll, Salmon roll, Avocado roll, cucumber roll, crabmeat roll.

Dinner 4:00 PM - 9:00 PM

Chinese Menu

1. Chop Suey or Chow Mein (With Rice or Crispy Noodle)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - i. Celery, pea pod, water chestnut, bean sprout
2. Subgum Chop Suey or Chow Mein (With rice or Crispy Noodle)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - i. Bamboo, mushroom, celery, pea pod, water chestnut, bean sprout, tomato
3. Chinese Vegetables (With rice)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - i. Bamboo, mushroom, pea pod, carrot, broccoli, Napa cabbage.
4. Pepper Steak and Tomato (with Rice) \$15.00
 - i. Black bean, pepper, tomato
5. Bourbon Chicken (with Rice) \$15.00
 - i. Chicken with sauce and steamed broccoli
6. Broccoli (with Rice)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - i. Broccoli and Onion
7. Pea Pod (with Rice)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - i. Pea Pod and Onion
8. Spicy Cabbage (with Rice)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00

- i. Cabbage, Mushroom, Onion, garlic and chili sauce
 - 9. Spicy Curried (with rice)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - i. Peppers, onion, carrot, garlic and chili sauce
 - 10. Spicy Mandarin (with rice)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - i. Carrot, onion, peppers, mushroom, garlic and chili sauce
 - 11. Spicy Cashew Nut (with rice)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - i. Bamboo, mushroom, pepper, onion, garlic and chili sauce
 - 12. Spicy Kung Pao (with rice)
 - a. Deep fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - i. Carrot, celery, peppers, water chestnut, broccoli, garlic and chili sauce
 - 13. Hunan Beef (with rice) \$15.00
 - i. Broccoli, celery, pepper, mushroom, garlic and chili sauce
 - 14. General Tso's Chicken \$13.00
 - 15. Sesame Chicken \$13.00
 - 16. Orange Chicken \$13.00
 - 17. Happy family \$15.00
 - a. Pork, Chicken, shrimp, sautéed with bamboo, mushroom, pea pod, carrot, broccoli, Napa cabbage
 - 18. Salt and Pepper shrimp \$15.00
- Noodles
- 1. Cantonese Chow Mein (Pan Fried Noodle)
 - a. Deep Fried tofu \$12.00
 - b. Chicken or Pork \$13.00
 - c. Beef or Shrimp \$15.00
 - a. Celery, pea pod, Napa cabbage, water chestnut, bean sprout.
 - 2. Lo Mein (soft noodle)
 - a. Vegetable or Tofu
 - b. Chicken or Pork
 - c. Beef or Shrimp
 - i. Scallion, onion, carrot, Napa cabbage
 - 3. Beef Chow Fun \$15.00
 - Scallion, onion, bean sprout
 - 4. Japchae

- a. Vegetable or tofu \$12.00
- b. Chicken or Pork \$13.00
- c. Beef or Shrimp \$15.00
 - i. Sweet potato noodle, carrot, scallion, onion, shiitake mushroom, broccoli, Napa cabbage, top w. Sesame seed.

5. Udon Stir Fry

- a. Vegetable or tofu \$12.00
- b. Chicken or Pork \$13.00
- c. Beef or Shrimp \$15.00
 - i. Shiitake mushroom, onion, Napa cabbage, bean sprout, carrot, garlic and chili sauce

6. Singapore Rice Noodle \$15.00

- Pork, chicken, shrimp, egg, bean sprout, scallion, onion, yellow curry powder.

7. Spicy Noodle

- a. Vegetable or tofu \$12.00
- b. Chicken or pork \$13.00
- c. Beef or Shrimp \$15.00
 - i. Scallion, carrot, onion, broccoli, pepper, top w. Sesame seed, garlic and chili sauce.

Sushi Bar Salad

- 1. Seaweed salad \$5.00
- 2. Spicy Tuna salad \$8.00
- 3. Spicy Crab salad \$6.00

Traditional roll or Hand roll

- 1. Veggie Roll \$5.00
 - a. Carrot, avocado, cucumber
- 2. California roll \$6.00
 - a. Crabmeat, avocado, cucumber
- 3. Spicy California roll \$7.00
 - a. Spicy crabmeat, avocado, cucumber, spicy mayo
- 4. Philadelphia roll \$8.00
 - a. Smoked salmon, cream cheese, avocado
- 5. Alaska roll \$8.00
 - a. Salmon, avocado, cucumber
- 6. Rock N roll \$8.00
 - a. Grilled eel, avocado, masago
- 7. Spicy roll \$8.00
 - a. Choice of Tuna, salmon, yellow tail, shrimp, or scallop, with cucumber, top spicy mayo
- 8. Sushi Cado \$8.00
 - a. Choice of tuna, salmon, white tuna, yellow tail

Mini Maki

- Cucumber \$3
- Avocado \$3
- Tamago (egg) \$4
- Crab Meat \$4
- Tuna \$6
- Salmon \$6
- Yellow Tail \$6

Sushi A La Carte

- Sashimi or Nigiri (sell by piece)
- 1. Bean curd ponch (Inari) \$2.50
- 2. Egg (Tamago) \$2.50
- 3. Crab meat (Kani) \$2.50
- 4. Shrimp (Ebi) \$3.00
- 5. Eel (unagi) \$3.00
- 6. Tuna (maguro) \$3.00
- 7. Salmon (sake) \$3.00
- 8. Smoked Salmon \$3.00
- 9. White Tuna (Shiro Maguro) \$3.00
- 10. Yellow Tail (hamachi) \$3.50
- 11. Salmon Roe (ikura) \$3.50
- 12. Masago \$3.00
- 13. Tobiko, Red, Green, or Black \$3.00

Chef Special Rolls

1. Crispy Onion roll \$10.00
 - a. Spicy crab, avocado, cucumber, topped w. Spicy mayo, sushi sauce, fried onion
2. Rice Crispy Shrimp roll \$12.00
 - a. Spicy shrimp, avocado, cucumber, topped w. Spicy mayo, sushi sauce, crunchy
3. Tempura Shrimp roll (nori outside) \$12.00
 - a. Tempura shrimp, avocado, cucumber, topped w. Spicy mayo, sushi sauce, crunchy
4. Caterpillar roll \$14.00
 - a. Grilled eel, cucumber, top avocado slice, sushi sauce
5. Black Dragon roll \$16.00
 - a. Tempura shrimp, avocado, cucumber, top grilled eel, sushi sauce
6. Amazing roll \$14.00
 - a. Tempura shrimp, avocado, top spicy crab, spicy mayo, sushi sauce
7. Giant roll (soy bean paper) \$16.00
 - a. Tempura shrimp, grilled eel, crab meat, avocado, sushi sauce
8. Dragon on fire roll (grilled) \$16.00
 - a. Tempura shrimp, avocado, cucumber, top salmon, white tuna, spicy mayo, sushi sauce, mayo, scallion, masago
9. Pink Lady roll \$14.00
 - a. Tempura shrimp, avocado, crab meat, top tempura crab meat, special sauce, crunchy, masa go, scallion.

10. Godzilla roll \$15.00
a. Tempura shrimp, cream cheese, cucumber, top EBI shrimp, avocado, wasabi sauce, masa go

11. Chameleon roll \$14.00 (Cooked)
a. Tempura shrimp, cream cheese, cucumber, top avocado, spicy mayo, sushi sauce, wasabi sauce, scallion (green, black, red tobiko)

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12. Schgun roll \$15.00
a. Spicy tuna Tempura, top avocado, tuna, spicy mayo, sushi sauce, scallion, masago

13. Red Dragon roll \$15.00
a. Tempura, crabmeat, cream cheese, avocado, cucumber, top spicy tuna, spicy mayo, red tobiko

14. Kyoto roll \$15.00
a. Spicy crab, avocado, top tuna, salmon, spicy mayo, masago

15. Chicago roll \$15.00
a. Salmon, cream cheese, avocado, top spicy tuna, crab meat, special sauce, scallion, masago

16. Sakura roll \$13.00
a. Crabmeat, avocado, cucumber, top grilled spicy crabmeat, scallion, masago, sushi sauce, spicy mayo

17. Sunset roll \$15.00
a. Spicy tuna, avocado, cucumber, top salmon, spicy mayo, sushi sauce, scallion, masago.

18. TNT Roll \$16.00
a. Spicy tuna, avocado, crabmeat, top with tuna, spicy mayo, sushi sauce, sriracha

19. Salmon Lover roll \$15.00
a. Salmon, avocado, cream cheese, top with salmon, spicy mayo, sushi sauce, scallion.

20. OuterBank roll(nori outside) \$15.00
a. Tuna, salmon, white tuna, avocado, top with spicy mayo, sushi sauce, and sriracha.

21. Merry Christmas roll \$15.00
a. Tuna, salmon, white tuna, cream cheese, top with masago, red, black, and green tobiko.

22. Dynasty roll \$15.00
a. Spicy Tuna and avocado, topped with tuna and white tuna.

23. Rainbow roll \$14.00
a. Crabmeat, avocado, cucumber, top with four kinds of sliced fish, and avocado.

24. Spicy Rainbow roll \$15.00
a. Crabmeat, avocado, cucumber, top with four kinds of sliced fish, avocado, spicy mayo, sushi sauce, tempura crunch, and scallion.

25. Crunchy California roll (deep fried) \$14.00

- a. Crabmeat, avocado, cucumber, sushi sauce
- 26. Tempura Spicy Crab roll (deep fried) \$14.00
 - a. Spicy crabmeat and sushi sauce
- 27. Volcano roll \$13.00
 - a. Smoked salmon, cream cheese, avocado, topped with volcano sauce, sushi sauce, tempura crunch, and masago.
- 28. Dazzling roll \$15.00
 - a. Spicy crabmeat, avocado, cucumber, top with spicy tuna, Jalapeño, sushi sauce, spicy mayo.

Sushi Bar Entree

- 1. Sushi Regular \$16
 - a. Chef's choice 6 pcs sushi and 1 California roll
- 2. Sushi Deluxe \$21
 - a. Chef's choice 8 pcs sushi and 1 tuna roll
- 3. Sashimi Regular \$21
 - a. Chef's choice 8 pcs sushi and 1 bowl of rice
- 4. Sashimi Deluxe \$26
 - a. Chef's choice 12 pcs sashimi and 1 bowl of rice
- 5. Sushi and Sashimi Combo for 2 \$45
 - a. 5 pcs sushi, 10 pcs sashimi, and 1 chef's special roll
- 6. True Love Boat \$68
 - a. 16 pcs sashimi, 12 pcs sushi, 1 tuna roll, and 1 chef's special roll
- 7. Party Time Boat \$88
 - a. 20 pcs sashimi, 16 pcs sushi, 1 tuna roll, and chef's special roll

Drinks

Sodas \$2.00

Fruits Tea/ Milk Tea \$5.00

Beers \$4.00

Wine \$4.00

Thank you,

Ransom Htoo

