

NOTICE OF MEETING

VILLAGE OF FOX POINT PLAN COMMISSION

PADWAY HALL – POLICE DEPT. BLDG.
7300 N. SANTA MONICA BLVD
FOX POINT, WI 53217

Monday
April 6, 2026
5:45 P.M.

NOTE: the Plan Commission will be meeting in person at Padway Hall located within the Police Department, with a remote attendance option, per the hybrid meeting procedures further described in section 19-32 d. Of the Village code. This meeting is open to all citizens in person at the Police Department, or through the Zoom participant information shown below, subject to the following: no assurance is provided to those Plan Commission members and citizens intending to attend remotely that the technology will perform sufficiently to allow for their participation and the meeting will proceed regardless. Public officials and citizens wishing to ensure they can participate are encouraged to attend in person. Citizens are encouraged to submit any comments in writing in advance of the meeting to the Village Manager at manager@villageoffoxpoint.com.

Zoom Participant Information
<https://us02web.zoom.us/j/89048465030>
Dial: (312) 626-6799
Meeting ID: 890 4846 5030

AGENDA

1. **Roll Call.**
2. **Approval of the minutes of the March 4, 2026 Plan Commission meeting.**
3. **Consideration of a Conditional Use Permit application for Las Cazuelas, located at 8617 N Port Washington Road**

The Plan Commission will consider a conditional use permit application to operate a restaurant, Las Cazeulas, under Section 745-18D(1)(h) of the Village Code. The proposed restaurant is located at 8617 N Port Washington Road (former Jose's Blue Sombrero) in the D Business District.

4. **Adjourn.**

NEXT PLAN COMMISSION MEETING:

Monday, May 4 2026

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at 351-8900. It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

VILLAGE OF FOX POINT
SPECIAL PLAN COMMISSION MEETING MINUTES
MARCH 4, 2026

A special meeting of the Fox Point Plan Commission was held, virtually only, on Wednesday, March 4, 2026. Commissioner Symchych called the meeting to order at 4:30 p.m. and noted there was a quorum of Plan Commission members present.

The Plan Commission roll call was taken by Village Deputy Clerk Teri Repins: Plan

Commission: President Christine Symchych, Chair
 Jay Craig, Commissioner Ted Durant,
 Commissioner
 William Langhoff, Commissioner - absent David
 Miller, Commissioner
 Robert Smith, Commissioner
 Jake Wilson, Commissioner - absent

Staff present included Interim Village Manager Mitch Reynolds and Deputy Clerk Teri Repins.

Notice of the meeting was provided to the North Shore Now as necessary, and to all others as required by State open meetings laws and posted on the official bulletin board at 7200 N Santa Monica Boulevard, as well as the village website at www.villageoffoxpoint.com, as per 2015 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).

Approval of the Minutes of the January 5, 2026 Plan Commission Meeting

Motion by Commissioner Durant, seconded by Commissioner Smith, and carried unanimously with a roll call vote, 5-0, the Commission approved the minutes of the January 5, 2026 Plan Commission meeting.

Consideration of a Land Combination and Certified Survey Map, located at 7225 N. Santa Monica Blvd

Motion by President Symchych, seconded by Commissioner Miller, and carried unanimously by roll call vote, 5-0, the Commission recommends the Village Board approve the certified survey map which combines two parcels on the property located at 7225 N. Santa Monica Blvd as presented subject to the applicant submitting the CSM for signature by the Village President and Clerk Treasurer and filing the CSM with the Milwaukee County Register of Deeds

Adjourn

On motion of President Symchych, seconded by Commissioner Miller, and carried unanimously by roll call vote, 5-0, the Plan Commission meeting adjourned at 4:35 p.m.

Respectfully submitted,

Teri Repins
Village Deputy Clerk

Published and Posted: April 7, 2026



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT WI 53217-3505
414-351-8900
FAX 414-351-8909

To: Plan Commission
From: Kevin Ausman, Assistant Village Manager
CC: Steve Kreklow, Village Manager; Scott Brandmeier, DPW Director
Date: April 6, 2026
Re: Las Cazuelas - CUP

Overview

Sandy Hurtado has applied for conditional use to operate a restaurant, Las Cazeulas, under Section 745-18D(1)(h) of the Village Code. The proposed restaurant is located at 8617 N Port Washington Road (former Jose’s Blue Sombrero) in the D Business District, and in the southwest corner of the Riverpoint Shopping Center, adjacent to Interstate 43.

Background

Jose’s Blue Sobrero closed in October of 2025 after more than a decade of operation, leaving the building vacant.

Request

The applicant has indicated hours of operation are planned for 11AM – 10PM Monday through Thursday, Friday 11AM – 12AM, Saturday 9AM – 12 AM, and Sunday 9AM – 9PM. Staff have reviewed the application and determined sufficient parking within the Riverpoint Shopping Center to accommodate restaurant patrons and employees.

The applicant has indicated an intention to offer seasonal outdoor dining. Existing outdoor dining is currently limited to the area immediately along the north façade of the building. Additionally, the applicant has indicated an intention to alter the site by replacing the existing landscaped garden area on the east façade with a concrete patio. However, no site plan has been submitted under Section 745-18(E). Prior to issuance of a Building Permit, the Village Board shall review and approve all conditional use site plans including fences, walls, signs, lighting, and landscaped areas.

The applicant has further noted plans to include live acoustic music/entertainment. Given that the subject property is adjacent to single-family residential to the south, Staff recommends that the Plan Commission discuss all music/entertainment with the applicant and include conditions regarding hours of operation for outdoor dining/seating separate from indoor operations along with establishing hours, location, amplification, and direction of any music.

The Village DPW Director has indicated that the request will require a lighting plan which conforms to Sections 670-49 through 670-58 in order to prevent light spillage onto adjacent properties. Further,

depending on calculations within a submitted site plan, the applicant may be required to apply for erosion control due to disturbed area and the inclusion of impervious surface for outdoor dining.

Recommendation

Should the Plan Commission feel comfortable with the proposed use, Staff recommends that the Plan Commission recommend that the Village Board approve the conditional use request (following a mandatory public hearing) subject to the following conditions:

1. Hours of operation limited to 11AM – 10PM Monday through Thursday, Friday 11AM – 12AM, Saturday 9AM – 12 AM, and Sunday 9AM – 9PM. If noise complaints or late-night disturbance complaints are received, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Village Manager.
2. Establishing hours of operation for outdoor dining/seating separate from indoor operations.
3. Establishing hours, location, amplification, and direction of any music.
4. Refuse containers must be fully screened in compliance with §745-18(F)(6).
5. Exterior modifications to the site require site plan approval by the Village Board under §745-18(E) and §745-18(F).
6. Obtaining other required licenses, permits, and approvals. This includes but is not limited to site plan approval, building permits, and Engineering/DPW permits completed to the satisfaction of the Director of Public Works, Building Inspector, and Health Department.

Midland Management, LLC

555 W. Brown Deer Road, Suite 220, Milwaukee, Wisconsin 53217

March 12, 2026

Village Plan Commission
Village of Fox Point
7200 N. Santa Monica Boulevard
Fox Point, WI 53217

Plan Commission Members:

The purpose of this correspondence is to provide evidence of our intention to lease restaurant space at the Riverpoint Village Shopping Center, Fox Point, Wisconsin, to Las Cazuelas, and to provide our approval of the anticipated existence of the restaurant at the Center.

Las Cazuelas will occupy the space previously occupied by Jose's Blue Sombrero at 8617 N Port Washington Road.

If there should be any questions pertaining to this matter or if any additional information should be needed about the leasing of this space to Las Cazuelas, please don't hesitate to contact me at 414-928-3974 or ssanders@midlandmgllc.com.

Thank you.

Sincerely,



Sheila S. Sanders
Asset Manager
Midland Management, LLC
Managing Agent for North Shore Centers Partners

Occupancy Permit Information Sheet

Business Name: Las Cazuelas – Chilaquiles & Taco Bar

Location: Fox Point, Wisconsin

Proposed Occupancy Load: Up to 200 persons

Hours of Operation

- **Monday – Thursday:** 11:00 AM – 10:00 PM
 - **Friday:** 11:00 AM – 12:00 AM
 - **Saturday:** 9:00 AM – 12:00 AM
 - **Sunday:** 9:00 AM – 9:00 PM
-

Type of Business

Full-service restaurant offering dine-in, carry-out, private events, and seasonal outdoor seating.

Outdoor Seating

- Outdoor seating will be included and expanded.
- Current capacity: approximately 5 tables.
- Planned expansion: removal of garden area to allow for an additional 6 tables.
- Total projected outdoor seating: approximately 10–11 tables (40–44 guests).
- Outdoor seating will operate seasonally and comply with all local regulations.

Outdoor Music / Entertainment

- Occasional live acoustic music will be offered.
- Performances will be low-volume and limited in frequency.
- Mariachi performances will occur only on special occasions, such as:
 - Cinco de Mayo
 - Mother's Day
 - Restaurant anniversaries or similar celebrations

- No DJs or high-amplified sound systems are planned.
- All music and entertainment will comply with local noise ordinances.

Parking

- Parking will be provided in accordance with local zoning requirements.
- Adequate parking will be available to support the proposed occupancy load.

Number of Employees (Estimated)

- The restaurant will operate with approximately 20 employees during peak hours.
- Staffing levels will vary based on business volume and time of day.
- Adequate staffing will be maintained to ensure safe operations and customer service.

Interior Modifications

- A non-structural wall is proposed to be removed to create a private event room.
- This modification will improve space functionality while maintaining safe occupancy flow and required egress.
- All construction will be completed with proper permits and in compliance with applicable codes.

Additional Notes

- The establishment will comply with all health, fire, safety, and building regulations.
- Occupancy limits and safe egress will be maintained at all times.
- Staff will be trained in food safety and emergency procedures.