

# NOTICE OF MEETING

## VILLAGE OF FOX POINT PLAN COMMISSION

SCHWEMER HALL - MUNICIPAL BLDG.  
7200 N. SANTA MONICA BLVD  
FOX POINT, WI 53217

**Monday**  
April 7, 2025  
5:45 P.M.

**NOTE: the Plan Commission will be meeting in person at Village Hall, 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 Village Hall, 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 [sbotcher@villageoffoxpoint.com](mailto:sbotcher@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 3, 2025 Plan Commission meeting.
3. Consideration of Conditional Use Permit Application for Rice Bowl, 8673 N Port Washington Road

The Plan Commission will consider the referral of a conditional use permit application for an ownership change at Rice Bowl (former Peking Chef), 8673 N Port Washington Road as required per Village Code Sections 745-18.

4. Adjourn.

**NEXT PLAN COMMISSION MEETING:**

**Monday, May 5, 2025**

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.

Published and Posted April 1, 2025

**VILLAGE OF FOX POINT  
PLAN COMMISSION MEETING MINUTES  
March 3, 2025**

A meeting of the Fox Point Plan Commission was held on Monday, March 3, 2025. Commissioner Symchych called the meeting to order at 5:45 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, Chairman  
                              Eric Fonstad, Commissioner – via Zoom  
                              Robert Smith, Commissioner  
                              Ted Durant, Commissioner  
                              Jay Craig, Commissioner  
                              William Langhoff, Commissioner – absent  
                              Jake Wilson, Commissioner - absent

Staff present included Village Manager Scott Botcher, Village Attorney Eric Larson (via Zoom) 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](http://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 February 3, 2025 Plan Commission Meeting**

*Motion by Commissioner Fonstad, seconded by Commissioner Smith, and carried unanimously with a roll call vote 5-0, the Commission approved the minutes of the February 3, 2025 Plan Commission meeting.*

**Review and Recommendation Re: Conditional Use Permit for Nino’s Southern Sides, 8775 N Port Washington Road to Operate a Restaurant**

*Motion by Commissioner Durant, seconded by Commissioner Smith and carried unanimously by roll call vote 5-0, the Commission recommended the Village Board grant the Conditional Use permit in the standard form for the use that the applicant described including outdoor seating during the specified hours.*

**Adjourn**

*On motion of President Symchych, seconded by Commissioner Durant and carried unanimously by roll call vote 5-0 the Plan Commission meeting adjourned at 5:53 PM.*

**VILLAGE OF FOX POINT  
PLAN COMMISSION MEETING MINUTES  
March 3, 2025**

Respectfully,

Teri Repins  
Deputy Clerk

Published and Posted:

DRAFT



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:** Scott Botcher, Village Manager   
**Date:** April 7, 2025  
**Re:** Rice Bowl - CUP

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**Overview**

Rickie Lin has applied for conditional use approval regarding change of ownership for an existing business. The change of ownership under Section 745-18D(1)(h) would allow a restaurant, Rice Bowl, to operate at 8673 N Port Washington Road (current Peking Chef) in the D Business District. The tenant space is located in the Riverpoint Shopping Center.

**Background**

Peking Chef is an existing restaurant located at 8673 N Port Washington Road. An ownership change was applied for most recently in 2024 (CUP #2024-04).

**Request**

The applicant has indicated small non-operational aesthetic alterations to the interior of the restaurant (i.e. paint and new furniture) but no changes to the business use from former Peking Chef. Hours of operation are planned for 11AM – 8PM Tuesday through Sunday. The applicant has indicated no intention to offer seasonal outdoor dining at this time.

The Village DPW Director has reviewed the application and determined sufficient parking within the Riverpoint Shopping Center to accommodate the restaurant patrons. The Village’s Building Inspector had no concerns with the application.

**Recommendation**

Staff recommends that the Plan Commission recommend that the Village Board approve the conditional use request following a mandatory public hearing.



## VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL

7200 N. SANTA MONICA BLVD.

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414-351-8900

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[www.villageoffoxpoint.com](http://www.villageoffoxpoint.com)

### APPLICATION FOR CONDITIONAL USE PERMIT DIRECTIONS

#### GENERAL INFORMATION:

All new businesses locating in an area zoned D-Business must apply for a Conditional Use Permit under Section 745-18D of the Village Code. Certain exceptions apply, see Section 745-18C of the Village Code ([located on the Village website](#)).

Changes in ownership, changes in use, changes in operations, changes in permitted conditions, alterations, and relocations within the Village to businesses with existing Conditional Use Permits may necessitate obtaining an amended Conditional Use Permit.

#### TO APPLY FOR A PERMIT:

1. Complete all the information on the attached application. Please type or print. Attach additional pages if necessary. **Applications with incomplete information will not be accepted.**
2. All materials must be submitted on 8.5" x 11" paper. If larger scale plans are necessary for clarity, please bring to the Plan Commission meeting. (**Note:** All documents submitted will be in copied in black and white.)
3. A \$300 non-refundable fee must accompany this application.
4. A letter of approval from the owner of the property must accompany this application, unless the applicant is the owner. The letter should be:
  - on the owner's letterhead including the owner's original signature,
  - addressed to the Village, and
  - reference the proposed address and name of the business.

The Village will not entertain any requests without the written consent of the owners.

5. A signed Charge Back Form as described in Chapter 67, Article III of the Village Code must accompany this application.
6. The application and one set of the site plans and all related materials must be submitted by **4:00 pm on the second Wednesday** prior to the Plan Commission meeting.
7. Completed applications will be submitted by staff to the Plan Commission for consideration. The Plan Commission meets on the first Monday of each month at 5:45 p.m. PLEASE NOTE: Applicants are required to attend the Plan Commission meeting to discuss their Application.
8. The Village Board will consider the Plan Commission's recommendation at the Board meeting on the second Tuesday of the month at 7:00 p.m. Applicants should also plan to attend the Village Board meeting.
9. The owner is responsible for obtaining other necessary permits and/or approvals, including but not limited to, the North Shore Fire Department's Plan Review and Submittal Requirements.

Updated 01/24/2024

**NOTE:** The following information must be submitted for Village approval when proposing a new building or building addition:

1. Description of the project
2. Landscape plan
3. Plat of survey
4. Parking plan (including parking computations) per Chapter 14 of the Fox Point Village Code
5. Drainage plan (including drainage computations)
6. Lighting plan (including photometrics)
7. Traffic plan
8. Proposed location and connection to the sanitary sewer and water mains
9. All elevations
10. Floor plans
11. Any additional information as determined by Village staff

**NOTICE**

PLEASE BE ADVISED: Chapter 67, Article III of the Village of Fox Point Village Code is attached hereto and incorporated herein. Pursuant to this Ordinance, the Village of Fox Point Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Forester or any other of the Village's professional staff (internal or independently contracted) results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge the property owner for the fees incurred by the Village. Also be advised that pursuant to the Village of Fox Point Municipal Code certain other fees, costs and charges are the responsibility of the property owner making application to the Village.

I, the undersigned, have been advised that, pursuant to the Village Fox Point Village Code, if the Village Attorney, Village Engineer, Village Forester or any other Village professional (internal or independently contracted) provides services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. Also I have been advised that pursuant to the Village of Fox Point Village code certain other fees, costs and charges are my responsibility.

Dated this 25 day of March, 2025

Sheila S. Sander, Agent for owner  
Signature of Property Owner

Sheila S. Sander  
Name of Property Owner - PRINTED

Mailing Address of Property Owner:

555 W Brown Deer Rd #220  
Milwaukee WI 53217

Tax Key No. of Property:

053-8989-001

Address of Property:

8673 N Port Washington Rd

Fox Point, WI 53217

<p><b>For Village Use Only:</b></p> <p><input type="checkbox"/> Original kept on file with Village Clerk.</p> <p><input type="checkbox"/> Copy provided to Property Owner.</p> <p>Signature: _____</p>
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## VILLAGE OF FOX POINT APPLICATION FOR CONDITIONAL USE PERMIT

### Section 1

Trade Name of Business <b>Rice Bowl</b>	Phone # <b>262-707-1366</b>	Name of former tenant (if known) <b>Jian Hui Luo</b>
Fox Point Business Address <b>8673 N Port Washington Rd</b>		
Email <b>Scynizest210@gmail.com</b>	Contact Person <b>Rickie Lin</b>	

*If the business is a limited liability corporation (LLC) or corporation, complete the following section. If not, skip to next section.*

### Section 2

Legal name of corporation or LLC <b>Rice Bowl LLC</b>	Corporate email <b>Scynizest210@gmail.com</b>
Corporate headquarters address <b>8673 N Port Washington Rd</b>	Corporate phone # <b>414-228-8222</b>
Name and addresses of all corporate officers <b>Rickie Lin 7130 W Main St Milwaukee WI 53214</b> <b>Yuhao Shen 2022 Sylvan way #5 West Bend WI 53095</b>	
Name of corporate agent <b>Rickie Lin</b>	Address of corporate agent <b>7130 W Main St Milwaukee</b>

*If applicant(s) is a sole proprietorship (individual) or partnership, please complete the following section.*

### Section 3

List the name, home address, business address, and phone numbers of all applicants and owners.			
Name	Home address	Business address	Phone #

*All applicants must complete the following section.*

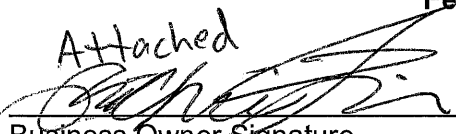
**Section 4**

Applicant's specific interest in site <b>Good business location with high foot traffic</b>		
Describe in detail the business activity that will take place on site including products & services <b>Service of food and beverages, will provide take-out and dine in options, provide mix Asian cuisines, possible addition of smoothies and milk teas, as well as delivery of food,</b>		
Describe all <b>owned</b> fixtures, furniture, and equipment to be used on site <b>walk-in cooler, freezer, booths, tables, dining chairs, TVs, fryer, rice cooker, POS system</b>		
Describe all <b>leased</b> fixtures, furniture, and equipment to be used on site <b>N/A</b>		
Describe any alterations planned for the site <b>and</b> estimated cost of renovation <b>Repaint walls, Remove old furniture + add new furniture, cleaning, new business sign Estimate cost: \$20,000</b>		
Person responsible for obtaining building permit (if required) <b>Rickie Lin</b>		
Square footage of site <b>2133 sq ft</b>	# of employees <b>4-5</b>	# of parking spaces to be used <b>8</b>
Days & hours of operation <b>Tues - Sun 11 - 8pm</b>	Proposed date of occupancy <b>5/1/25</b>	

Attach a site plan to this application (see Directions for Conditional Use Permit). Site plan must include a layout of the inside of the store.

This application must be fully completed to be considered by the Village.

**Fee: \$300.00 (non-refundable)**

**Attached**  
  
 Business Owner Signature          Rickie Lin          Printed Name          3/26/25          Date

FOR OFFICE USE ONLY

Has sufficient site plan been submitted? (If not, what is needed?) N/A

What is the category of proposed use? Restaurant

Does the parking meet code requirements? PART OF AN EXISTING LOCATION  
WHERE PARKING & LIGHTING HAS BEEN

Is there proper exterior lighting? PREVIOUSLY ADDRESSED, 03/27/25 ~~SB~~

Are there any existing code violations? N/A mm 3 27.25

Additional Comments? Change of owner. Existing Use.

Applicants not making substantial changes to their tenancy of Riverpoint Village, Audubon Court Shopping Center, or Fox Point Shops do not need approval from the Director of Public Works as parking and lighting plans for these shopping centers have already been approved.

Letter of Consent received from owner? Attached

Comments/Date

Date application/materials received: 3/26/25

Fee Paid: \_\_\_\_\_ Receipt No. \_\_\_\_\_

# Midland Management, LLC

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

March 25, 2025

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 approval for a change in ownership with the current Peking Chef restaurant at Riverpoint Village, specifically at 8673 N Port Washington Road. The new tenant intends to change the name to Rice Bowl and will continue to use the space as a restaurant.

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 The Fresh Market, please don't hesitate to contact me at 414-928-3974 or [ssanders@midlandmgtllc.com](mailto:ssanders@midlandmgtllc.com).

Thank you.

Sincerely,



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

VILLAGE OF FOX POINT  
7200 N. SANTA MONICA BLVD  
FOX POINT WI 53217

414-351-8900

Receipt No: 1.061261

Mar 26, 2025

LIN

Previous Balance:	.00
LICENSES & PERMITS - CONDITIONAL USE PERMIT	300.00
24-44550 CONDITIONAL USE PERMIT	

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Total:	300.00
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CASH	300.00
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Payor: LIN

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Total Applied:	300.00
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Change Tendered:	.00
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03/26/2025 2:26 PM