



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: February 5, 2026

SUBJECT: Plan of Operation Review for The Forge Restaurant located at 2102 STH 164 (TNK: V10_008000B)– Shaun Bowe, Petitioner / Pleasant Hill Land LLC, Property Owner

DATE SUBMITTED: January 31, 2026

SUBMITTED BY: Brad Calder, Administrative Services Coordinator

POLICY QUESTIONS: DOES THE PLAN COMMISSION WISH TO CONDITIONALLY APPROVE THE PROPOSED PLAN OF OPERATION REVIEW FOR THE FORGE RESTAURANT?

ISSUE SUMMARY:

The Forge is a turnkey restaurant and event space operated by FCH 164 LLC. It is the sixth location for The Angel’s Share Hospitality Group (www.angelssharehospitality.com), owned by Shawn Bowe, Peter Kotsakis, Jason Otto, and Jason Pipkorn. The Forge will offer a menu featuring items such as a fish fry, smash burgers, salads, wraps, pizza, and affordable high-quality entrees. Beverages will include Old Fashioneds, tap and bottle beer, wine, and higher-end whiskeys and bourbons, with an emphasis on a higher-end wine program paired with food.

The Forge will operate seven (7) days per week:

- Sunday 9AM-9PM
- Monday 11AM-10PM
- Tuesday 11AM-10PM
- Wednesday 11AM-10PM
- Thursday 11AM-10PM
- Friday 11AM-11PM
- Saturday 9AM-11PM

The space itself has a 350-seat capacity, similar to the previous restaurant which operated from the site, Pleasant Hill Bar & Grill. They are projected to have an average daily volume of 350 customers, which they contend is consist with casual dining benchmarks. On average they expect 2-3 deliveries per day, food and beverage. There will be no overnight parking on the premise and no outdoor storage is planned.



In terms of the permissibility of use for the subject property, the use of a ‘Restaurant, standard’ is found in Section 170A(7.04) and it is listed as a Permitted Principal Use meaning that it is permitted by right.



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Over the last year, Village Staff has spoke with numerous individuals who were interested in operating a restaurant from this newly constructed facility. We are elated that The Angel’s Share Hospitality Group, which operates several fine eating establishments in the surrounding area has chosen to invest in our community. The businesses they currently operate are: The Stillery – Richfield (technically in the Town of Germantown but has a Richfield Zip Code), The Stillery - Grafton, The Relish Supper Club – Germantown, Von Rothenburg Bier Stube - Germantown, The Millstone – Merton, and a local tavern in a nearby County.

Village Staff is recommending a conditional approval to the Plan Commission tonight. The Village Board conditionally approved a full Class B Intoxicating Liquor License at their meeting during the month of December.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: *M. [Signature]*
Village Deputy Clerk

Forward to Village Board: No
Additional Approvals Needed: No
Signatures Required: No

ATTACHMENTS

- 1. Application Materials submitted by BTS Towers LLC
- 2. 170A(12.05) Telecommunications Tower definition

STAFF RECOMMENDATION:

Motion to approve the petitioned Plan of Operation for The Forge Restaurant proposed to be located at 2102 STH 164 (Tax Key: V10_008000B), subject to the following Specific Conditions of Approval:

Specific Conditions of Approval:

The petitioner receives all necessary permits and passing inspections from the Building Inspection Department and Richfield Fire Department.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Brad Calder
Village Staff Member
[Signature]
Village Administrator

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____



**PLAN COMMISSION APPLICATION
VILLAGE OF RICHFIELD**

4128 Hubertus Rd
Hubertus, WI 53033
Village Hall -
262.628.2260

PROPERTY INFORMATION			
Property Address: 2102 Hwy 164		Zoning:	
City/State: Richfield, WI 53070	ZIP:	Tax Key Number: V10 000000B	Acreage: 1.42

PROJECT INFORMATION			
Property Owner(s) Pleasant Hill Land LLC		<input type="checkbox"/> Primary Contact	Phone #: 262-339-0287
Address (if different from property address): W276N9251 Red Wing Rd		City/State: Hartland, WI	ZIP: 53029
Email Address:			
Applicant (if different from property owner): SHAUN BOWE		<input type="checkbox"/> Primary Contact	Phone #:
Email Address: shaun@angesharehospitality.com		Company: Angel's Share Hospitality	

APPLICATION TYPE	
Please check the application type you are applying for:	
<input type="checkbox"/> Code Interpretation <input type="checkbox"/> Conceptual Review <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Business Plan of Operation <input type="checkbox"/> Special Exception <input type="checkbox"/> Temporary Use (Longer than 30 Days, Less than 150 Days)	

SIGNATURES			
The applicant and property owner(s) certify that: (1) all the information attached to or provided in support of said application, including sketches, data, and any other documents and material, are honest and true to the best of the applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) acknowledge and accept the responsibility for any and all fees charged or costs incurred by the Village of Richfield to carry out the processing and review of this application; (3) the applicant and property owner(s) further acknowledge and understand that they may be required to start an escrow account to which all processing and review costs will be charged; (4) the applicant and property owner(s) further acknowledge that in the event that the initial fee is not sufficient to cover all the costs associated with processing and reviewing the application, they will be required to provide the Village of Richfield an additional deposit; (5) the applicant and property owner(s) further acknowledge that the balance of any remaining fees shall be refunded within a reasonable amount of time after this application has been processed; (6) the applicant and property owner(s) understand that this application and all required forms and information must be completed and accurate, as determined by the Planning and Zoning Administrator for the Village of Richfield, before a meeting and/or public hearing (if required) can be scheduled.			
(1) Property Owner Signature:		Applicant Signature:	
Name & Title: Shaun Bowe Member	Date: 1/14/2026	Name & Title: Shaun Bowe Member	Date: 1/14/2026
(2) Property Owner Signature:			
Name & Title:	Date:		

FOR VILLAGE STAFF USE ONLY			
Date Received:	Date Determined Complete:	Date Sent to Engineer:	
Plan Commission Meeting Date:	Date Paid:	Receipt #:	

The Forge Restaurant and Event Venue

Business Description

The Forge Restaurant and Event Venue is a turnkey restaurant and event space operated by FCH 164 LLC, located at 2102 Highway 164, Richfield, WI 53076. It is the sixth location for The Angel's Share Hospitality Group, owned by Shaun Bowe, Peter Kotsakis, Jason Otto, and Jason Pipkorn. The Forge will offer a menu featuring items such as fish fry, smash burgers, salads, wraps, pizza, and affordable high-quality entrees. Beverages will include Old Fashioneds, tap and bottled beer, wine, and higher-end whiskeys and bourbons, with an emphasis on a higher-end wine program paired with food.

The facility spans 8,400 square feet and includes a bar and dining area on the north side of the property and a private event space on the older southern side. We plan some outdoor dining enhancements like patio heaters and an adjusted bar layout to better incorporate the outdoor space. The goal is to fill market voids in menu items, price points, and event/catering options in the Richfield area, while differentiating from nearby competitors.

Proposed Days and Hours of Operation

The Forge will operate on the following schedule:

- Sunday: 9:00 AM - 9:00 PM
- Monday: 11:00 AM - 10:00 PM
- Tuesday: 11:00 AM - 10:00 PM
- Wednesday: 11:00 AM - 10:00 PM
- Thursday: 11:00 AM - 10:00 PM
- Friday: 11:00 AM - 11:00 PM
- Saturday: 9:00 AM - 11:00 PM

The kitchen will close one hour before the restaurant's closing time each day.

Maximum Number of Employees at One Time

We will hire a full-time General Manager and Assistant General Manager for the location. They will be supported by our Angel's Share Hospitality Staff.

Shaun Bowe - Owner

Scott Roekle - Chief Executive Officer

Jorge Villasenor - Executive Chef

Alan Villaseñor - Executive Sous Chef
Tanner Golz - Director of Operations
Brie Bartz - Marketing Director
Daniell Shira - Finance

The maximum number of employees on site at any one time will be 25.

Expected Customer Volume per Day

The Forge Restaurant, with a 350-seat capacity (300 dining, 50 bar), projects an average daily volume of 350 customers, consistent with casual dining benchmarks. Capacity increases by 100 for event space usage and 90 for patio seating, with overflow moving inside on pleasant days.

Truck Deliveries per Day

On average, there will be 2-3 truck deliveries per day to support restaurant operations.

Number of Available Parking Spaces

There are 93 available parking spaces on the property.

Overnight Parking

There will be no overnight parking allowed on the premises.

Type(s) and Location(s) of Storage

All storage will be inside the building, including dry goods, refrigerated items, beverages, and other operational supplies. No outdoor storage is planned.

