New Liquor License Packet

The first time you arrive at the Clerk's Office you will be given this packet. Included in this packet are:

- Application
- Business Plan Questionnaire
- Directions for Scheduling Inspections
- Good Neighbor Meeting Directions
- What's Next?

In order for your application to be accepted you MUST provide:

- Completed Application (including this packet)
- Conditional Surrender of License (if taking over a current license)
- Auxiliary Questionnaire Form (1 per each officer of the business and agent listed on the application)
- Schedule of Appointment of Agent
- Business Plan Questionnaire
- Proof of FEIN
- Proof of WI Sellers Permit

Before your license will be issued the following MUST be completed:

- Proof of Responsible Beverage Course
- Attend a Good Neighbor Meeting
- Attend a Public Safety and Licensing Committee Meeting
- Common Council Approval (it is not mandatory to attend this meeting)
- · All department sign offs must be complete
 - o It is your responsibility to call the people/departments listed below to setup appointments to have your premise inspected.
 - Environmental Health Department located at City Hall in Room 1 (262) 636-9203
 - Building Department located at City Hall in Room 304 (262)636-9464
 - Fire Department located in the City Public Safety Building (262) 635-7915
 - Good Neighbor Meeting Schedule by calling (262) 636-9115

Business Name: MANGIA PANE
Business Address: 2310 S. GREENBAY RD- STEH-RACINE WI-53406
DBA Name: MANGIA PANE
District: HYDON Business Alder. Marlo Harmon Alder Phone: 262-221-8490 Printed Name: DANA K. MARDON Signature: Daw H. Mardon
Printed Name: PRINK K. I I MICOON Signature: Common V I Toward

^{*}Your Public Safety and Licensing Date is tentative to when your record check and good neighbor meeting are completed.

BUSINESS PLAN QUESTIONNAIRE
Business Owner/Ownership Entity DANA MARDON MANGIA PANELLC.
THE NAME MARIGIA PONE
Business Address 2310 S. GREENBAY RD- STE M RACINE WI-53406
Website TBD
Business Email Address TBD
Agent Name DANA MARDON
Agent Home Address 3310 GAYHART ST - MT PLEASANT - 53406
Agent Emergency Contact Number 262-818-5654
Agent Email Address dana. Mardon @ att.net
Who intends to be mainly in charge of daily operations? BUSINESS DWNEE
Is your business currently open? Yes No
If no, please complete the following Statement of Intent:
I understand that the granting of this license would be conditional on my being able to operate within 6 months of common council approval. I intend to operate under the license within six months of common council approval. If I am not able to operate within 6 months, I may request a one-time extension of up to 3 months. If I am still not actively operating under the license within 9 months of common council approval, my license will be considered denied and I will have to re-apply for a new license.
What is you estimated gross monthly revenue for each of the following categories:
\$2500.00 Alcoholic beverages (WINE)
\$26,326.00 Food - ALL FOUD PRODUCT
Other (please specify)
How many people do you intend to employ full time?
How many people do you intend to employ part time? 6-8 ppl
What is the square footage of the premise to be licensed? 1505 sq f+
What is your best estimation of the value of the business? TBD
Please describe the current parking situation. MANGIA PANE IS LOCKTED IN A SUITE AT REGENCY
Timacir vivice is as as
TOTAL CO.
WITH OTHER SUITES.
Please describe how you intend to handle crowds, during both regular business hours and at bar close.
MANGIA PANE IS NOT OPERATING AS A BAR

Describe the business that you are buying/opening. ITALIAN INSPIRED DELI AND ARTISAN BAKERY THAT WILL OFFER FRESHLY BAKED SOURDOUGH BREADS, HAND (PAPTED SANDWICHES, GOURMET CHARLUTERIE), SPECIALTY PASTRIES, AND HIGH WILDLITY PREPARED FOODS. IN ADDITION TO THE CORE DELI AND BAKERY OFFERINGS, MANGIA PANE WILL SHOWCASE A CARREFULLY CURATED SELECTION OF CHEESES, MEATS, SALADS, DLIVES AND SEASONAL SIDES -HIGHLIGHTING RUSTIC ITALIAN FLYVORS WITH A MODERN APPROACH. A WARM, INVITING EUROPEAN STYLE MARKET. HOW will your establishment affect the quality of life for the citizens of Racine? BY INTRODUCING A LOCALLY DWINED, COMMUNITY-FOCUSED ITALIAN DELI AND BAKERY THAT EMPHASIZES HIGH-RUALITY, HANDCLAFTED FOOD AND A WELCOHING CUSTOMER EXPERIENCE. CREATING LOCAL JOBS AND SUPPORTING SHALL SUPPLIERS. COMMUNIT ELIGABLEMENT AND CREATING A SPACE THAT ENCOURAGES CONNECTION AND DOES the location that you are applying for already have an alcohol license? NO
If yes, what type of alcohol license?
Are you or the corporation buying the building or leasing it? Buying Leasing
Will you be doing any remodeling; and if so, what are your plans?
I WILL BE BULLDING OUT A COMMERCIAL KITCHEN WITH SPECIALTY BREAD DVENS, INSTALLING DELI AND BAKERY CASES, ADDING PLUMBING AND ELECTRICAL FOR EQUIPMENT, CONSTRUCTING A WINE DISPLAY WALL, AND INCORPORATING SHELVING AND COUNTERS FOR RETAIL GOODS.
What type of experience do you have that would prepare you for this type of business?
PLEASE SEE ATTACHED PAGE 1 (LABELED)
What will your hours of operation be? • Monday 6:30am - 7:00pm • Tuesday 6:30am - 7:00pm • Wednesday 6:30am - 7:00pm • Wednesday 6:30am - 7:00pm • Thursday 6:30am - 7:00pm • Thursday 6:30am - 7:00pm
Will you be offering food? If so, what type of menu will you have? Do you have a kitchen? (Please attach a copy of your menu if available) PLEASE SEE ATTACHED PAGE 2 (LABELED)

How many customers do you expect on your busiest days? THAT WILL BE DETERMINED
How do you intend to handle litter and garbage?
CITY RECEPTACLE - DEVELOPER RECEPTACLE
THROUGHOUT PROPERTY (STORES)
Harveille a ice at the promise he addressed?
How will noise at the premise be addressed? MANCIA PANE IS NOT A BAR
MANGIA PANE IS NOT A BAR
What is your security plan?
LDT - ALARM CAMERAS
the promise /please list equipment)?
What type of video surveillance do you intend to have on the premise (please list equipment)?
ADT - ALARM CAMERAS
Will music be played at your location (Yes) No
If yes, how will music be played? Jukebox Live DJ Radio Other - LOW OVERHEAD MUS
MANGIA PANE IS NOT A BAR
MANGIN THE 13 1401 IT DIG



After 25 years as an Executive Administrative Assistant supporting C-suite leadership, I have learned how to manage complexity, solve problems under pressure, and lead with both vision and discipline. I have worked behind ethe scenes of successful companies, quietly mastering operations, communication, planning and financial oversight – the very same skills needed to run a thriving, successful business.

Now, I am bringing that expertise into something deeply personal: Mangia Pane – a neighborhood Italian deli and bakery inspired by tradition, handcrafted food, and a love for thoughtful hospitality. This is not a career shift. It is a natural next step. A culmination of decades spent supporting others, now channeled into building something of my own with intention, warmth and excellence.

Mangia Pane reflects my values: precision, authenticity, and community. It is not just a place to grab a loaf of bread or a jar of olive oil, it is a place where tradition is honored, customers are truly seen, and every detail matters.

With the same level of care and commitment! brought to every executive! supported, I now bring to this business. I'm not just prepared to manage and run Mangia Pane, I have spent my entire career preparing for it.



Sales Forecast

Сопіралу Name

Product / Service	Cost Per	Selling	Qty /		Total Sales	Gross Profit	Profit
Sourceugh Ova	8	8	8		106 200 00	.0000000	ii.
English Muthon	2	8	2003	•	×	23 220 00	5,
	53	8	5	**	2212	00 000 00	1.
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75.0e	8	8	3,000		00 000 00	3350000	15:34
arred Goods	8	8	3.000		3+ 000 X	1,000 80	£2
Dell Meats Cheese etc	8	8	0007	w	100 000 75	32 000 000	63

Sourdough Over 1.00 Engish Muffer: 1.50 8.00 Bages: 1.50 8.00 Sandawither 1.00	00 00 00 6 1 1	40 41 41	00 000 T.		Profit
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	9.500		\$5,000.00	888	3
peciaty & Sestonal Item; \$ 50: 12:00	200	44	26 207 55	8 37 33	en en en
50 CT 50 CT 90 CT	313	**	20 000 25	210000	50.0
3med Good; £ 00 10 00	8	46	23.48	00 00-11	£ 35
Deli Meatt Cheese etc. # 00 10 00	7.200	**	2,000 00	\$ 23,900,00	3.5

Product / Service	Cost Per Selling Item Price	Selling	Qry /	V 10-40	Fotal Sales	Gross Profit	Profit
Sourceugh Oval	8:	8	001.6		11c ±00 00	00.000.00	
1. 1. V. J. 1.	24.	8	0000	549	35 400 50	\$ 27.150.00	17
250	4	8	827	v	35,200 30	20 35 5	Tin
Sandwiches	3	33.01	31,0	**	\$7.00£ 30.	00.00* 9	iń
Specialty & Sessonal Item	8	6	007.0	v	20,202,00	2000078 \$	4
Vine	1000	:00:	1200		2000 20	20,000,00	\$0.00
311ed Goods	8	8	3730	w	33 305 67	\$ 23,300.00	**
Deli West: Cheese ess.	*	20 47	2057	40	72 900 90	05 050 45 E	: :
otals			2000		20 007 017	224 720 00	4.256.5

FRESHLY MADE PASTA, VEGEIE, ETC. SALADS MENU OF BREAKFAST SANDAILLITES, LUNCH SANDWICHES MENU WILL RISO MICHIDE PLEASE NOTE THIS IS A LIST OF PRODUCT FOR COUD CASES, HONEMADE SOUPS. WHICH WILL BE USED TO CREATE A

MENU IS BEING CREATED AND WILL INCLUDE ITALIAN DELI KND BAKERI FARE.

CUE 9117 Person

Bil 2353

BUSS 3666.

Form

AB-200

Alcohol Beverage License **Application**

unicipal Use Only

License(s) Requested: (up to two boxes may	be checked)				Fees			
☐ Class "A" Beer \$ ☐	Class "B" Beer	\$		License F	ees	\$	DO)
"Class A" Liquor \$	"Class B" Liquor	 \$		Backgrou	nd Check Fee	\$	15	5
Class A" Liquor (cider only) \$	Reserve "Class B"	Liquor \$		Publicatio	n Fee	\$	58)
Class C" Liquor (wine only) \$ 100				Total Fee	s	\$ [69	3
Part A: Premises/Business Information								
1. Legal Business Name (individual name if sole prop MANGIA PANE, LLC								
2. Business Trade Name or DBA	.,							
HANGIA PANE				to by				
33-3871664		4. Wisconsin S			1066-0	4		
5. Entity Type (check one) Sole Proprietor Partnership	Limited Liability	Company	□ Co	rporation	☐ Nonpro	fit O	rganiza	ation
6. State of Organization	7. Date of Organization	on		·	in DFI Registration			
MISCONSIN	03-10-	2025		MI	36316	<u>} </u>		
9. Premises Address 2310 S. GREENBAY	RD-STE	M						
10. City RACINE		8		11. State	12. Zip Code 534	Ol	0	
13. County	14. Governing Municipa	ality: X City	☐ Town					
16. Premises Phone TEMPOPHOY	of: RACIN		201	18. We	bsite	_		
16. Premises Phone TEMPURARY TBD 262-818-5654	TBD dang,	mardon (att.n		TBD			
 Premises Description - Describe the building or the are kept. Describe all rooms within the building, if only on the premises described in this application. 	ncluding living quarters	 Authorized ale ram and addition 	cohol beve onal sheets	erage activiti s if necessar	es and storage o v.	of rec	ords ma	ay occur
SEE ATTACHED EA	st wall	200 = 1 1 = 10 = 1	11/	IKI TI	HAT SF	A	CF.	
			9	., 4	1131 01	_		
20. Mailing Address (if different from premises address SAME AS ABOVE	35)							
21. City				22. State	23. Zip Code			
Part B: Questions					J	-		
Has the business (sole proprietorship, partner violating federal or state laws or local ordinal control ordinal cont	ership, limited liability nces? Exclude traffic	y company, o coffenses uni	r corpora ess relate	tion) been ed to alcoho	convicted of ol beverages.		Yes	No
If yes, list the details of violation below. Attac	h additional sheets i	f necessary.						
Law/Ordinance Violated	Location			Т	rial Date			
Penalty Imposed	_ L		Was sen	tence com	oleted?		Yes	☐ No
Law/Ordinance Violated	Location			T	rial Date			
Penalty Imposed			Was sen	tence com	oleted?		Yes	☐ No
	4				Wisco	onsin F	epartmer	n of Revenue

						15 W
2. Are charges for any offenses per beverages.	ending against the business? Ex	clude traffic off	enses uni	ess related to alc	cohol Yes	No.
If yes, describe the nature and	status of pending charges using	the space belo	w. Attach	additional sheets	s as needed.	
3. Is the applicant business or an	y of its officers, directors, memb	ere agent em	nlovees	owners or other	rolated	
individuals or entities a restricte	ed investor with any interest in a restricted investor and describe	an alcohol beve	erage pro	ducer or distribut	tor? Yes	Ŋ No
 Is the applicant business owned if yes, provide the name(s) and 	t by another business entity? FEIN(s) of the business entity o	wners below. A		itional sheets as	Yes needed.	Ŋ No
4a. Name of Business Entity		4b. Business E	ntity FEIN			
Have the partners, agent, or sol this license period? Submit prod	le proprietor satisfied the respon of of completion	sible beverage	server tra	ining requiremen	nt for Yes	☐ No
6. Is the applicant business indebt	ed to any wholesaler beyond 15	days for beer of	or 30 days	for liquor/wine?	···· Yes	X No
7. Does the applicant business ow	e past due municipal property ta	ixes, assessme	ents, or ot	her fees?	Yes	No No
Part C: Individual Informatio	n					
List the name, title, and phone number Question 4: sole proprietor, all officers, managers, and agent of a limited liabilit	directors, and agent of a corporation	n or попр <mark>rofit org</mark>				
Include Form AB-100 for each person I	isted below. Corporations and LLCs	must appoint an	agent by i	ncluding Form AB-	101	
Last Name	First Name	Tit			Phone	
MARDON	DANA)MHE	iR	262-818-	5654
					 	
Dord D. Attactation						
Part D: Attestation One of the following must sign and	attest to this application:					
•	general partner of a partnership	• one co	orporate o	fficer • one	member of an L	LC
READ CAREFULLY BEFORE SIGNIN	IG: Under penalty of law, I have an	swered each of the	he above q	uestions complete	ly and truthfully. I	agree that
I am acting solely on behalf of the applinghts and responsibilities conferred by according to the law, including but not	the license(s), if granted, will not b	e assigned to an	other indiv	idual or entity. I ag	gree to operate this	business
to any portion of a licensed premises direvocation of this license. I understand	luring inspection will be deemed a r	efusal to allow in	spection. S	Such refusal is a m	isdemeanor and gr	rounds for
understand that I may be prosecuted for ingly provides materially false informat	or submitting false statements and a	ffidavits in conne	ction with t	this application, and	d that any person v	
Last Name	First		THOIC than	#1,000 II CONVICTOR	M.I.	
MARDON	T	ANA			1	2
Title DWNER	Email dana.	mardo	n @ 0		Phone 262-818-5	654
Signature Dana KI	Nardon		Date	16-25		
Part E: For Clerk Use Only						
Date Application Was Filed With Clerk	License Number		Date Lice	ense Granted	Date License Issu	red
Signature of Clerk/Deputy Clerk					l .	

Form		
Α	B-1	00

Alcohol Beverage Individual Questionnaire

Date		

All individuals involved in the alcohol beverage business must complete this form, including:

· sole proprietor

- all officers, directors, and agent of a corporation or nonprofit organization
 members and agent of a limited liability company
- · all partners of a partnership

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information							
Legal Business Name (individual name if sole proprietor)							
MANGIA PANE, LLC.							
2. Business Trade Name or DBA							
MANGIA PANE							
3. Entity Type (check one)			_				
☐ Sole Proprietor ☐ Partnership ☐ Limited L	iability Company	/ Corporation		Ionprofit Organization			
Part B: Individual Information							
1. Last Name	2. First Name			3. M.l.			
MARDEN	DANA			K			
4. Relationship to Business (Title) 5. Email		(20)	6	. Phone			
DUNER dera.	Mardon	@ att.net	2	162-818-S654			
7. Home Address							
3310 GAYHART ST							
8. City	9. State	10. Zip Code	1	1. Date of Birth			
HOUNT PLEASANT	WI	53406					
12. Drivers License/State ID Number		13. Drivers License/State					
		H635-171	7-09	S17-03			
Part C: Address History							
Do you currently reside in Wisconsin?				Yes No			
				Years Months			
If yes to 1 above, how long have you continuously lived in	Wisconsin prior	to the date of applicatio	n?	8 4			
2. List in chronological order all of your addresses within the	last 5 years. Atta	ach additional sheets if i	necessar	y.			
Previous Address 1	City	0	State	Zip Code			
3310 GAYHART ST	MOUNT	PLEASANT	MI	53406			
Previous Address 2	City		State	Zip Code			
Previous Address 3	City		State	Zip Code			
Previous Address 4	City		State	Zip Code			
Previous Address 5	City		State	Zip Code			
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State County							
louis louis and a louis and a		Quality		.,,			
Ctate County							
State County State County State County State County							

Continued →

Part D: Criminal History						
1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?						
If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.						
Law/Ordinance Violated	Location			ate		
Penalty Imposed	-!	Was sentence completed?	. Tyes	☐ No		
Law/Ordinance Violated	Location		Conviction D	ate		
Penalty Imposed		Was sentence completed?	. 🗌 Yes	☐ No		
Law/Ordinance Violated	Location	,	Conviction D)ate		
Penalty Imposed		Was sentence completed?	. Yes	☐ No		
beverages) for violation of any federal, Wisconsin, or ordinances?			Yes	DX No		
D 45 40 44 4 4						
Part E: Attestation READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted. Signature Date Date						
Dana K. Mardon		9-16-	15			

Schedule for Appointment of Agent by Corporation / Nonprofit **Organization or Limited Liability Company**

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official. KACINE To the governing body of: Village The undersigned duly authorized officer/member/manager of a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as (Name of Appointed Agent) to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/ organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin? If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies). Yes Is applicant agent subject to completion of the responsible beverage server training course? How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? Place of residence last year (Name of Corporation / Organization / Limited Liability Company) (Signature of Officer / Member / Manager) Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than **ACCEPTANCE BY AGENT** _____, hereby accept this appointment as agent for the (Print / Type Agent's Name) corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company. Agent's age ___ (Date) (Signature of Agent) Date of birth (Home Address of Agent) APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official) I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on

EXITEMPR		BATTH2	
STORAGE (LOCKED) ALLOHOL DRY DEFILE AREA	Face 	- UTILIT SINK BATHR	Y Loved
OFFICE AREA (LOCKED)		GROCERY DISPLAN	WINE
COUNTER SEVICE SERVICE		CTROCERY DISPLAY	DISPLAN SHELVES
Dell Parkery Cours - Food Preed Beneared - Cold Crises - Check Cut		GROCERY DISPLAY	1505 SQ F 2310 - S GREENBAYI SLITEM
ZINICY III III	$+_{T}$	FRONT WIN	RACINE WILL STUDIO DOWNS

Serving Alcohol

is proud to present this certificate to

Dana Mardon

for successful completion of the online course



Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- * CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- * OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- * RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- * DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECARD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- * ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats. Verify online at servingalcohol.com

Verification Code

5cqJaVilNy

Date Issued

Sep 5th, 2025

VALID FOR 2 YEARS

This is not a Wisconsin operators/bartenders license.

This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working. Find your city clerk's office here: https://elections.wi.gov/clerks/directory

Wisconsin Alcohol Seller/Server Course

Name: Dana Mardon

Certification Date: Sep 5th, 2025

Certificate Code: 5cqJaVilNy

Verify Online: servingalcohol.com 125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.

SERVING ALCOHOL INC
VALID FOR 2 YEARS

Learn more about this wallet card at http://servingalcohol.com/wallet-card