

GRANVILLE-HAVENWOODS ADVISORY COUNCIL BUSINESS QUESTIONNAIRE

Date 6/22/26

The Granville-Havenwoods Advisory Council reviews plans and proposals for redevelopment projects in the Granville-Havenwoods Development Area for consistency with the goals, needs, and desires of the Granville-Havenwoods community and its residents, businesses, property owners and other stakeholders. The Granville-Havenwoods Development Area is bounded by W. County Line Road, Good Hope Road, N. 43rd Street, and N. 107th Street. Additionally, the council would like to be informed of new businesses or developments coming into the Granville-Havenwoods Development Area or altering operations within the area. The council would like to review those businesses/developments and possibly offer recommendations or provide input on them. Any recommendations made by this council are advisory only to other required processes.

Please be prepared to present on your business or proposed business for roughly 5 minutes. If you are not confident in your command of English, please bring a translator with you. Applicants must meet with the local Council member prior to appearing at this meeting and may be moved to the next meeting date, if the meeting runs long.

Individual Name:

INCLUDE ALIASES AND PRIOR NAMES

Email:

Pomona1982@yahoo.com

1. What is the legal name and D/B/A name of your business?

Hmong Funeral Home - Tseu Pam Tug

2. What is the address of your business or proposed business?

8501 North Pfeil Street
Milwaukee, WI

3a. Are you a new or existing business?

New business

3b. How many years have you been in business?

Starting new for funeral home, own Belgium Livestock before

4. Describe the product(s) or service(s) you offer.

Include specific activities to be held at the proposed location. Include all licensing needed/applied for.

Hall for viewing for funeral.

Licensing: Funeral establishment, license from state of Wisconsin Department and Licensing, ETC, Wisconsin LLC

5. What problem does your business solve?

Shorten the schedule for funeral after death. Now some funeral scheduled 2-3 months after death waiting for availability

6a. How will you involve the community?

Carry out traditional funeral

6b. How will you give back to the community? Donations, jobs

Continued

7. What are the business hours of operation?

Most services are from Saturday AM to Monday around noon - some services are from Friday AM to Monday noon. Some will close from mid night & reopen around 6am during the day at services, depending on family needs

8. Who is your target audience?

Anybody in need of services, mostly the Hispanic community

9a. Why do you want your business to be located within the 9th district?

8501 N. Pfeil Str is distant from residential & have wide road. Safety for services & safety

9b. How will your business improve the 9th district?

increase buying for gas station or grocery nearby.

10. Who will maintain the exterior premise of your establishment?

owner will maintain, landscaping lawn care and snow plowing. Keeping area nice & clean

11. Are you leasing or buying the building where your business will be located?

plan to buy the lot and built the funeral home.

12. Describe your security design.

Camera, checking facility frequently when not using for services

13. Does your proposal involve any City approvals? If so, what are those approval processes?

yes. Depends and instruct by (GHAC)

14. What is the project timeline or schedule for your development or business, including any City approvals that are required?

Planning for fall 2027

15a. Do you have a written business plan?

yes. will attach

15b. Does your plan include a marketing plan?

social media, community, advertising

15c. Are you doing financing? If yes, with whom?

Stone Bank or Costburg State Bank

15d. What is your plan on hiring and how many full/part-time employees?

2 full. Staff & Funeral Director

Continued

15a. Are you going to hire within the community and how do you plan to recruit/train those individuals?	<i>yes, interview Funeral Director & other staff</i>
15f. What insurance coverage do you have?	<i>will get business insurance</i>
16. If needed, have you contacted the Department of Public Works?	<i>NO</i>
17. Do you have a contractor for plumbing, HVAC, and electrical? If yes, who are they?	<i>not yet, awaiting for approval before this process</i>
18. Have you obtained your seller's permit?	<i>not yet</i>
19. Have you registered with the Department of Financial Institutions?	<i>NO</i>
20. Do you have an accountant and a lawyer? If yes, who are they?	<i>not yet</i>
21. Do you currently have any unpaid financial judgments against you personally or any businesses you are involved with and/or in? If the questionnaire is not answered in full you will not be recommended to proceed in the process.	<i>NO</i>

Please provide interest in the land. The following documents are acceptable forms of proof of interest in the land:

- Land Contract, Quit Claim Deed or Warranty Deed, If you own the property
- Offer to Purchase, if you are expecting to purchase the property
- Lease, if you rent the property
- Option, if you have an option on the property

All documents must be signed by all parties. Tax bills, title policies, mortgage papers or rent receipts are not acceptable forms of interest

GRANVILLE-HAVENWOODS ADVISORY COUNCIL INDIVIDUAL QUESTIONNAIRE

Date

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

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

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

Part A: Business Information

1. Legal Business Name (Individual name if sole proprietor)

Hmong Funeral Home - Tsed Pam Tuag

2. Business Trade Name or DBA

3. Entity Type (check one)

- ☐ Sole Proprietor
 ☐ Partnership
 ☒ Limited Liability Company
 ☐ Corporation
 ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name

Vang

2. First Name

Por Jor

3. M.I.

4. Relationship to Business (Title)

5. Email

Pamona1982@yahoo.com

6. Phone

414-232-11963

7. Home Address

970 Goscney Dr

8. City

Belgium

9. State

WI

10. Zip Code

53004

11. Date of Birth

1/8/1982

12. Driver License/State ID Number

V420 - 6738 - 2508 - 09

13. Driver License/State ID State of Issuance

Part C: Address History

1. Do you currently reside in Wisconsin? ☒ Yes ☐ No

If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?

Years

26

Months

8

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1

970 Goscney Dr

City

Belgium

State

WI

Zip Code

53004

Previous Address 2

2684 County Rd D

City

Belgium

State

WI

Zip Code

53004

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

WI

Franklin

State

County

State

County

State

County

State

County

WI

Franklin

State

County

State

County

State

County

Continued

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No
If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

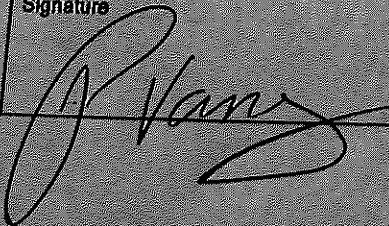
2. Are charges for any offenses currently pending against you (excluding traffic offenses) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No
If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully.

Signature

Date



6/22/26

Business Plan

Hmong Funeral Home
(Tsev Pam Tuag)

8501 North Pfeil Street
Milwaukee, WI

April 22, 2026

Por Jor Vang
&
Kou Vang

Business intro questionnaire

New businesses: once items are submitted, Alderwoman Taylor may require a follow up meeting. If this is unnecessary, a direct virtual meeting with Granville Havenswood Advisory Council will be set. Thank you for your patience.

1. Please share a copy of your complete business plan. Template can be provided.

2. Please describe your plan of operation or change of operation:

a. How long have you been in business? Will be our first operating funeral home.

b. What is the address of your location? Planning for 8501 N. Pfeil Street, Milwaukee, WI

c. Do you have any other locations and what are the names of them? No

d. What are your planned hours of operations in each location? Every services is different. Most services are from Saturday 8AM to Monday around noon. Some services are from Friday 8AM to Monday around noon. Not every services are the same. Some will close from midnight and reopen around 8AM during the day of services, depending on family needs

e. What changes are you making, if any?

Hmong Funeral Home will have bigger space for funeral services, kitchen with appliances, pots, utensils for cooking and food preparation. Plenty of parking spaces.

Hmong Funeral Home

(Tsev Pam Tuag)

Summary

Hmong Funeral Home will be the new hall for the Hmong, Laotian, Karen and many other communities in the surrounding Milwaukee Counties. Hmong Funeral Home will be providing the facility to families who have lost their loved ones to carry on their culture and viewing of the body. Hmong Funeral Home will also be providing service for families to do spiritual release ceremonies which are done days or months after the funeral. Families from near and far attend the funeral. Hmong Funeral Home will have large enough space for visitors, a large kitchen for families to safely prepare each meal during the funeral and have many parking spaces. Hmong Funeral Home will also be providing cooking supplies e.g., large pots, utensils, meat and spice grinder and much more for easier cooking. Families may use the hall for up to 72 hours continuously or longer if family wishes to meet their traditional needs.

Mission

Home funeral Home is to provide our hall/facility for the surrounding Milwaukee counties to carry on their traditional funeral or spiritual release ceremony for the loss of their loved ones.

Owner Background

Hmong Funeral Home will be operated and manage by Kou and Por Jor Vang, formal owners of Belgium Livestock, LLC in Belgium WI from December 2014 to April 2024. Kou also came from a very traditional family and has been helping to direct funerals. He is also well known to the community in Milwaukee, and they have been very supportive of Kou's butchering business.

Por Jor Vang has been a registered nurse since December 2006, working in rehab and longterm care setting, understanding loss of family members. Great communication skills with customers. Por Jor will be managing finance and customers' needs.

Objectives and Goals

Hmong Funeral Home optimistic to the following objectives and goals:

1. Our objectives:
 - A. Renovating existing building or building a new hall

4. 200 banquet chair covers = \$300
5. Meat grinder = \$1,500
6. 2 walk in coolers = \$15,000
7. Decorating items = \$3,000
8. 2 food warmers = \$ 2,500
9. Cooking supplies = \$2,500
10. Rectangular tables = \$6,000

Livestock

Former Belgium Livestock, LLC is currently operating by Yang Bucher. All livestock will be purchased from this or surrounding butcher shop by family. Meat will be processed and prepared at the shop and brought back to our hall by their family for cooking needs only. No live animals will be kept at the hall during services.

Market

Hmong Funeral Home will be used by Hmong, Laotian, and Karen community as many of them still carrying the traditional funeral which may last up to three and a half days. There are only two other funeral halls in the surrounding area. One is smaller with kitchen in need of an update and few parking spaces. The other with owner live distance from Milwaukee so mostly it is hard to get in contact when service is needed. Hmong Funeral Home will not be in competition with any other facilities due to funeral services need.

Financial

The estimated cost of each funeral:

1. Hall = \$12, 500
2. Casket = \$6,000- \$12,000
3. Chairs, tables, covers and decorative items = \$2,500
4. Embalming and preparation of the body = \$2,500
5. Hearse transportation = \$400
6. Large sympathy flower = \$350 each
7. Large joss paper flower = \$350 each
8. Vault = \$4,000 - \$6,000

Start up financial will be from our personal saving and collateral along with SBA loan from Stone Bank or Oostburg State Bank which we have our previous loan for our livestock business.

Milwaukee are in need of a funeral home like Hmong Funeral Home for our community, our goal is to launch by late summer or fall of 2027. Business insurance will be through Long Insurance Management with full coverage.

Hmong Funeral Home Sale Projection

Year/ Product	2027	2028	2029	2030	2031
hall	\$100,000	\$450,000	\$624,000	\$648,000	\$648,000
Casket	\$48,000-\$96,000	\$216,000-\$432,000	\$288,000-\$576,000	\$288,000-\$576,000	\$288,000-\$576,000
Chairs, tables, decorative	\$20,000	\$90,000	\$120,000	\$120,000	\$120,000
Embalming/prep	\$20,000	\$90,000	\$120,000	\$144,000	\$144,000

Roman2, Carmen

From: Taylor, Larresa
Sent: Tuesday, June 16, 2026 2:56 PM
To: Roman2, Carmen
Subject: FW: Possible funeral home 8501 Pfeil St.
Attachments: Hmong Funeral Home.docx

This one can be added to GHAC, Carmen.

From: por jor moua <pomoua1982@yahoo.com>
Sent: Friday, June 12, 2026 1:57 PM
To: Taylor, Larresa <Larresa.Taylor@milwaukee.gov>
Subject: Re: Possible funeral home 8501 Pfeil St.

Traci,
Thanks again. Here is an attach of the combine proposal
Por Jor Vang

On Friday, June 12, 2026 at 11:54:50 AM CDT, Taylor, Larresa <larresa.taylor@milwaukee.gov> wrote:

Por,

I combined so that you can fill it all out at once and not separate anything. Business Plan and **completed** Questionnaire can all be the same document so it will be easier for us.

From: por jor moua <pomoua1982@yahoo.com>
Sent: Friday, June 12, 2026 11:27 AM
To: Taylor, Larresa <Larresa.Taylor@milwaukee.gov>
Subject: Re: Possible funeral home 8501 Pfeil St.

Traci , thanks for combining it together. You are the best. Attach is the questionnaire. Let me know if you need anything else.
Thanks again
Por Jor Vang

On Friday, June 12, 2026 at 10:42:33 AM CDT, Taylor, Larresa <larresa.taylor@milwaukee.gov> wrote:

Hello Por,

Please see newest highlights and accompanying comments. I have combined everything into one document for faster completion and reference. The Questionnaire (1st page of the combined Plan attached) is still needing to be filled out. Please call with last minute questions.

Thank you

Traci Singleton, Legislative Services Aide
Alderman Larresa Taylor
City of Milwaukee
9th Aldermanic District
200 East Wells Street, #205

Milwaukee, WI 53202
414-286-2868
aide09@milwaukee.gov
Larresa.taylor@milwaukee.gov

From: por jor moua <pomoua1982@yahoo.com>
Sent: Thursday, June 11, 2026 2:26 PM
To: Taylor, Larresa <Larresa.Taylor@milwaukee.gov>
Subject: Possible funeral home 8501 Pfeil St.

Tracy,
Great appreciate for the components for the business plan that you send me on the 2nd. Finally have it updated today.
Please review, if any else I am missing, let me know. Will attach.
Thanks
Por Jor Vang
The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.

Roman2, Carmen

From: por jor moua <pomoua1982@yahoo.com>
Sent: Thursday, June 25, 2026 12:35 PM
To: Roman2, Carmen
Subject: Fw: 8501 N Pfeil St parcel

----- Forwarded Message -----

From: por jor moua <pomoua1982@yahoo.com>
To: "lcoakley@boerke.com" <lcoakley@boerke.com>
Sent: Thursday, June 25, 2026 at 11:19:22 AM CDT
Subject: RE: 8501 N Pfeil St parcel

thanks. I will forward this info to city of Milwaukee

Yahoo Mail: Search, Organize, Conquer

On Thu, Jun 25, 2026 at 10:54 AM, Lindsey Coakley
<lcoakley@boerke.com> wrote:

Good morning,
Thank you for reaching out.

The 4.54-acre parcel within Lot B at 8501 N Pfeil St is still available for purchase, as shown on the attached brochure, which includes additional details and pricing guidance.

Please let us know if you have any questions or if there's anything else we can assist with at this time.

Thank you,

Lindsey Coakley
Senior Associate
Cushman & Wakefield | Boerke
[Team LinkedIn Page](#)

Mobile: +1 414 430 8183
lcoakley@boerke.com



731 N Jackson Street, Suite 700
Milwaukee, WI 53202 | USA
boerke.com | [Linkedin](#)

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From: por jor moua <pomoua1982@yahoo.com>
Sent: Thursday, June 25, 2026 9:56 AM
To: Lindsey Coakley <lcoakley@boerke.com>
Subject: 8501 N Pfeil St parcel

Good morning Linsey,

We have been in contact with you regarding interest on 8501 N. Pfeil St, Milwaukee since March. Finally the City of Milwaukee with Granville Havenwood Advisory Council finally got back to use regarding reviewing for possible funeral home at this parcel. Before it can be review, just wondering if we can get a letter from you as the agent of the parcel that its is still available for purchase. Our plan is once review or possibly getting a conditional license for funeral home, will put an offer in.

Thanks,
Por Jor Vang
Kou Vang

LAND FOR SALE OR BUILD TO SUIT
TOWNE CORPORATE PARK OF GRANVILLE
8500 & 8501 N PFEIL STREET
MILWAUKEE, WI



12.14 AC AVAILABLE FOR SALE

JEFF HOFFMAN
PRINCIPAL
414.203.3038
jhoffman@boerke.com

CHAD VANDE ZANDE
PRINCIPAL
414.203.3049
cvandezande@boerke.com

NICK UNGER
REAL ESTATE ADVISOR
414.203.3016
nunger@boerke.com



**CUSHMAN &
WAKEFIELD**

BOERKE

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LAND FOR SALE OR BUILD TO SUIT
TOWNE CORPORATE PARK OF GRANVILLE
8500 & 8501 N PFEIL STREET
MILWAUKEE, WI



FEATURES

- Modern industrial park with protective covenants
- 1.8 miles to I-41 & 6.9 miles to I-43
- On bus route 223
- Fully improved and shovel ready sites
- Max building footprint can cover 50% of the total lot
- Alderman District - 9th
- Open to users, developers & general contractors
- Access to large, diverse labor pool
- Businesses in the park include: Kohl's Photo Studio, Diamond Precision, Pro Engineering, FPM, Friedman Candy, Design Specialties, Midwestern Anodizing & Weller Trick Parts

PROPERTY OVERVIEW

Total Acreage:
Parcel A: 7.6 Acres
Parcel B: 4.54 Acres

Zoning:
IL1

Sewer & Water:
MMSD

Utilities:
WE ENERGIES TO SITE

JEFF HOFFMAN
PRINCIPAL
414.203.3038
jhoffman@boerke.com

CHAD VANDE ZANDE
PRINCIPAL
414.203.3049
cvandezande@boerke.com

NICK UNGER
REAL ESTATE ADVISOR
414.203.3016
nunger@boerke.com

ECONOMICS

Sale Price:	Price Per Acre:
Parcel A: \$532,000	\$70,000
Parcel B: \$317,000	\$70,000



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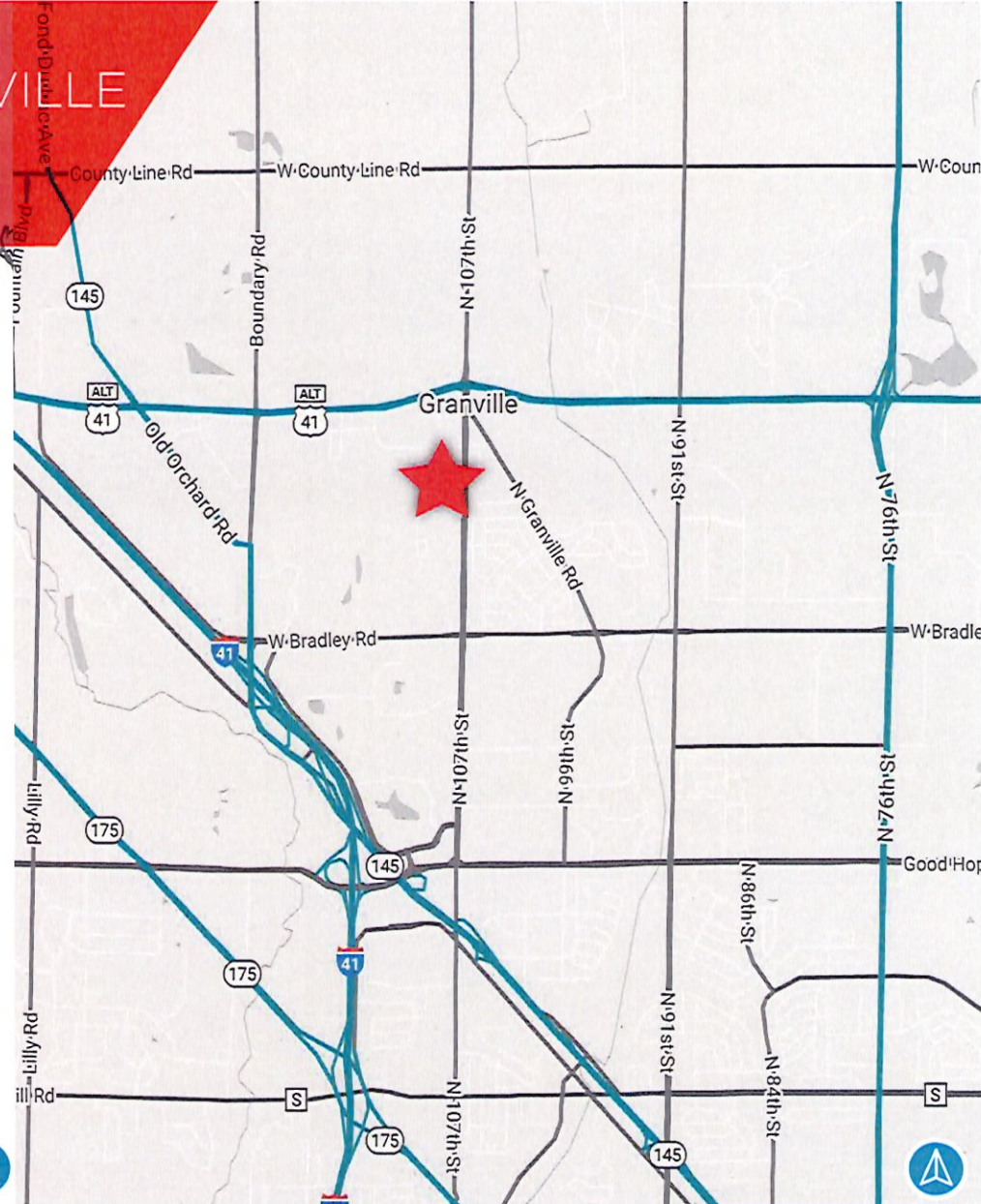
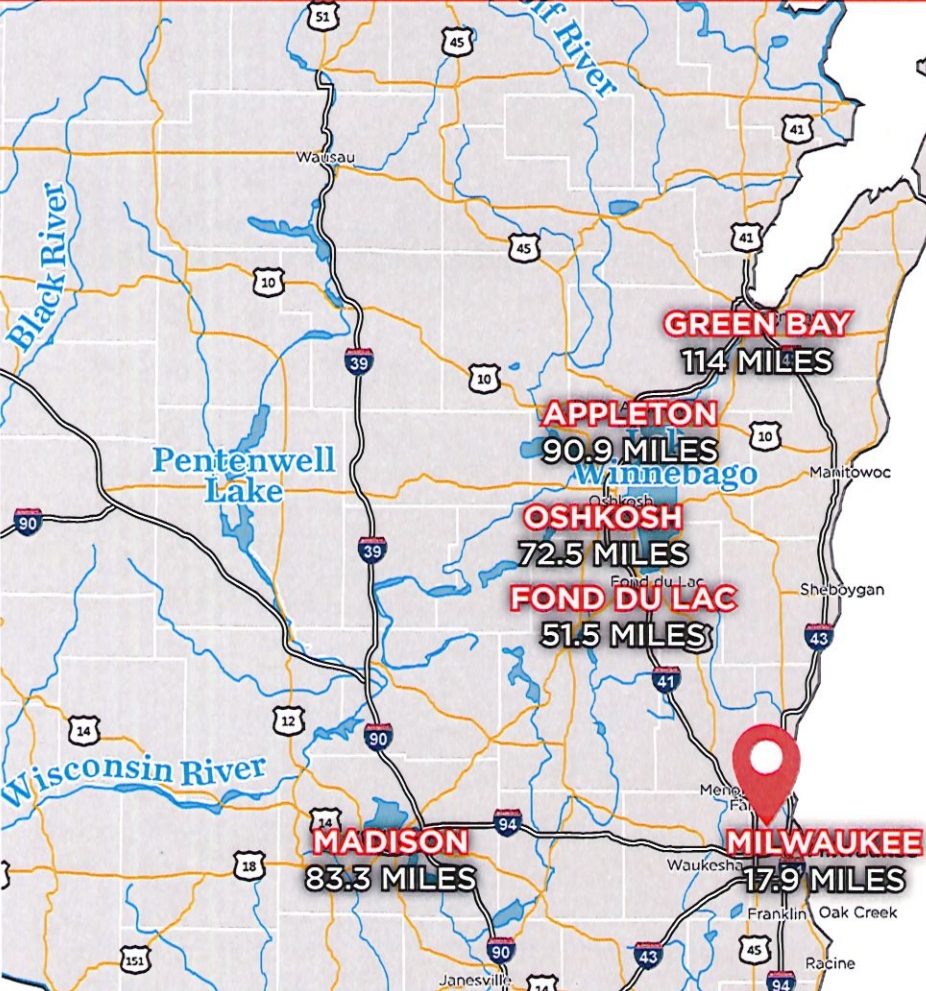
BOERKE

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LAND FOR SALE OR BUILD TO SUIT
TOWNE CORPORATE PARK OF GRANVILLE
8500 & 8501 N PFEIL STREET
MILWAUKEE, WI



JEFF HOFFMAN
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STATE OF WISCONSIN

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals, other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.