

PLAN COMMISSION STAFF REPORT

Tuesday, September 10, 2019 – 6:00 p.m.

1. **Roll Call**
2. **Approval of the minutes from the August 13, 2019 meeting.**
3. **Discussion regarding last Common Council meetings.**
4. **Signage Plan Appeal for Panera Bread, an existing business located at 7840 W. Layton Ave., submitted by Tina Lewis, d/b/a Lemberg Electric, and Frank J. Grainer, d/b/a Frank Grainer Real Estate. (Tax Key No. 605-9956-005)**

Panera Bread, an existing business located at 7840 W. Layton Ave., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for and seeking a variance from the approved master signage plan. According to the Sign Code, "The total amount of signage permitted for each tenant space within the MTCB district shall be determined by multiplying the lineal front footage of the tenant space facing the adjacent road/street. The allowed sign ratio is "one square foot to one foot of lineal frontage of tenant space" to a maximum of 50 square feet." The lineal building frontage of Panera is approximately 40 ft., allowing for a total signage of 40 sq. ft. The master signage plan for the multi-tenant commercial building calls for red channel letters for wall signs and monument sign panel inserts with a red background.

Panera is proposing an illuminated wall sign with brown channel letters that is approximately 68.15 sq. ft. This is 28.15 sq. ft. larger than is allowed by code. They are also proposing a monument sign panel insert with a brown background to match the proposed wall sign. The owner of the property has submitted a letter approving the changes to the master sign plan.





Scale: 1" = 1' (11x17 paper)

SPECIFICATIONS:

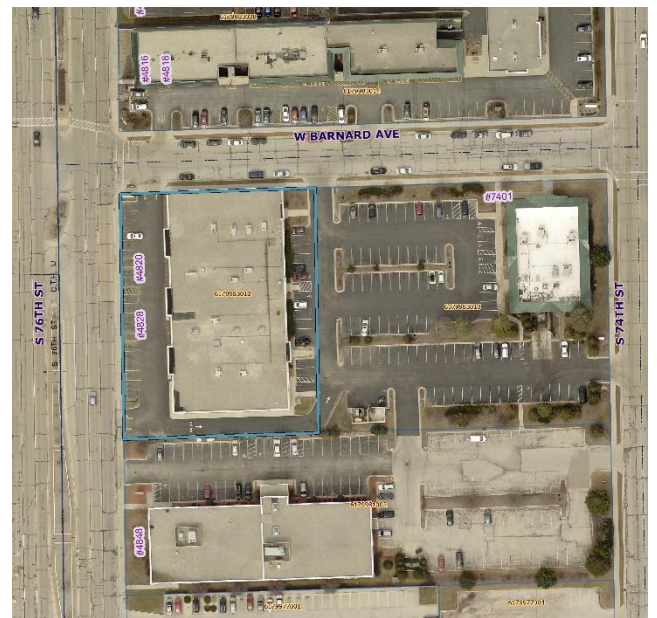
Flat White Lexan faces w/ 1st surface vinyl
 Retainer Size 2"
 VO 13.25' x 11'-8"



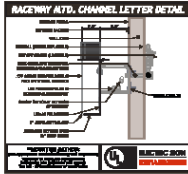
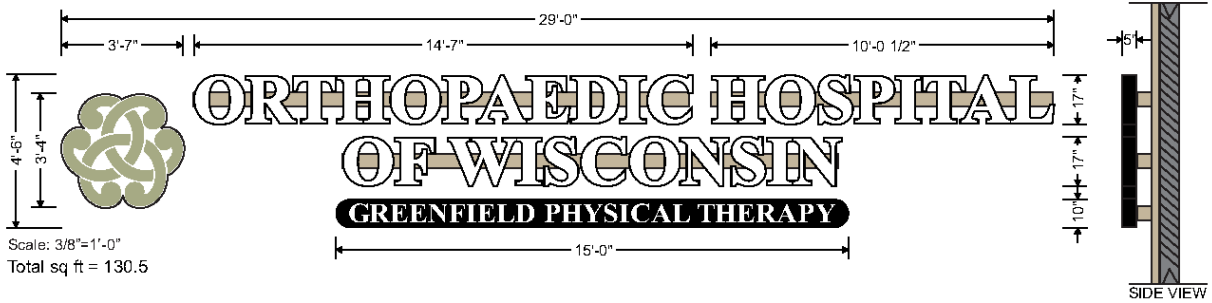
Recommendation: Recommend approval of the Signage Plan Appeal for Panera Bread, an existing business located at 7840 W. Layton Ave., submitted by Tina Lewis, d/b/a Lemberg Electric, and Frank J. Grainer, d/b/a Frank Grainer Real Estate. (Tax Key No. 605-9956-005)

5. Signage Plan Appeal for Orthopaedic Hospital of Wisconsin, a proposed business to be located at 4830 S. 76 St., submitted by Brandon Goldbeck, d/b/a Orthopaedic Hospital of Wisconsin, and Kari Conradt, d/b/a West Allis Blue. (Tax Key No. 617-9983-012)

Orthopaedic Hospital of Wisconsin, a proposed business to be located at 4830 S. 76 St. , is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. According to the Sign Code, "The total amount of signage permitted for each tenant space within the MTCB district shall be determined by multiplying the lineal front footage of the tenant space facing the adjacent road/street. The allowed sign ratio is "one square foot to one foot of lineal frontage of tenant space" to a maximum of 50 square feet." The lineal building frontage of Orthopaedic Hospital of Wisconsin is approximately 54 ft., allowing for a total signage of 50 sq. ft.



Orthopaedic Hospital of Wisconsin is proposing an illuminated wall sign with white channel letters that is approximately 130.5 sq. ft. This is 80.5 sq. ft. larger than is allowed by code. The sign is proportional to the expanded front entry canopy.



NIGHT VIEW



PROPOSED SIGN | WEST ELEVATION | Approximate Scale: 1/8"= 1'-0"

FABRICATE AND INSTALL (1) ONE NEW SET OF INTERNALLY ILLUMINATED CHANNEL LOGO, LETTERS AND CAPSULE ON RACEWAYS FOR FRONT ELEVATION.

BACKS: .063 WHITE ALUMINUM

RETURNS: 5" .050 BLACK LETTERS COIL

FACES: 3/16" 7328 WHITE ACRYLIC WITH BLACK AND TRANSLUCENT VINYL APPLIED

TRIM CAP: 3/4" & 1" BLACK JEWELITE

ILLUMINATION: WHITE L.E.D.

RACEWAYS: EXTRUDED ALUMINUM PAINTED TO MATCH FASCIA

Recommendation: Recommend approval of the Signage Plan Appeal for Orthopaedic Hospital of Wisconsin, a proposed business to be located at 4830 S. 76 St., submitted by Brandon Goldbeck, d/b/a Orthopaedic Hospital of Wisconsin, and Kari Conratt, d/b/a West Allis Blue. (Tax Key No. 617-9983-012)

6. Signage Plan Appeal for Loomis Amoco, an existing business located at 5030 W. Loomis Rd., submitted by Tim Stephan, d/b/a Canopy Refresh, LLC, and Didar Singh, d/b/a 124th St., Inc.. (Tax Key No. 647-9976-001)

Loomis Amoco, an existing business located at 5030 W. Loomis Rd., is seeking a signage variance, requesting branding signage to be attached to the existing canopy over the gas station pumps. The Zoning Code section pertaining to standards for special uses in nonresidential districts specifies for gas station canopies, "Canopy roofs shall be architecturally compatible and connected to the main building. Signs or distinctive emblems, but not color banding, may be considered for the canopy by the Plan Commission." The previous Mobile tenant had signage approved for two facades of the existing the canopy fascia.





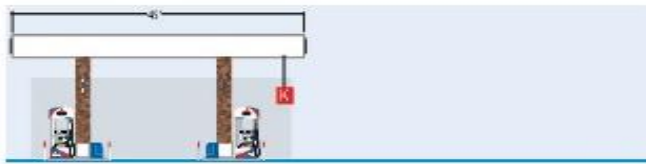
Front Elevation



Left Elevation



Right Elevation



Back Elevation



- A) install 1x1 rose fascia with light bar
- B) install 2x1 rose fascia with no light bar
- C) install fascia with 3D decal applied
 - Light: 36" Height: 14"
 - Light: 36" Height: 14"
- D) install 30" Flat ACM (Kobler supplied ACM), install only through Amoco Parts Machine & production from Amoco Engine
 - Light: 36" Height: 14"
- E) Paint existing flat ACM White and install 2x1 rose decal. Machine & production from Amoco Engine
- F) install Amoco 350 (Qty: 1)
 - 49" 96" 34" (channel recess) 30" (channel recess)
- G) install Amoco channel letters (Qty: 2)
 - 22" 10" (approval needed)
- H) Paint canopy columns Amoco White & Amoco Dk. Blue (Amoco Dk. Blue is painted 40 inches from ground on some projects)
- I) Apply Amoco Light Blue stripe decal 49" from ground
- J) install tags (pre 496") from the ground
- K) Canopy deck to be White


Notes

- Any Additional Fascia Should Be Removed. ACM is Meant To Fit Over First Layer Of Fascia Only.
- If Fascia Height is Less Than 30" It Will Need To Be Built Up To At Least 39" Inches

MAP

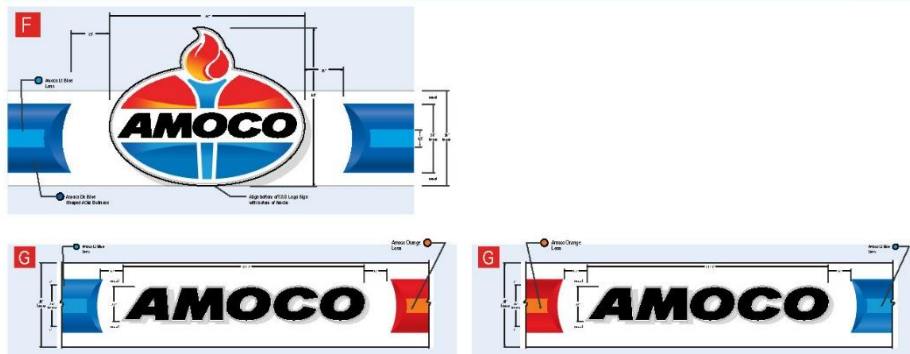


Prepared By: _____
 Date: _____



This is a conceptual drawing prepared by WIG NEED SIGNAGE SOLUTIONS, LLC. This is a preliminary drawing for use in connection with the original building plan. It is not to be used for construction. For all questions regarding the scope of the project, please contact the designer at 608-785-8338 or 608-785-8339. © 2019 WIG NEED SIGNAGE SOLUTIONS, LLC. All rights reserved.

CANDY DETAIL



Loomis Amoco is proposing an illuminated wall sign with black channel letters for both the northeast and southeast elevations of the canopy. Each of these is approximately 24.3 sq. ft. An internally illuminated 30.8 sq. ft. logo sign is proposed for the southwest elevation of the canopy. The canopy fascia is proposed to have a blue or orange lighted fascia bar to match the Amoco color scheme. The total signage for to be added to the canopy is 79.4 sq. ft.

Recommendation: Recommend approval of the Signage Plan Appeal for Loomis Amoco, an existing business located at 5030 W. Loomis Rd., submitted by Tim Stephan, d/b/a Canopy Refresh, LLC, and Didar Singh, d/b/a 124th St., Inc.. (Tax Key No. 647-9976-001)

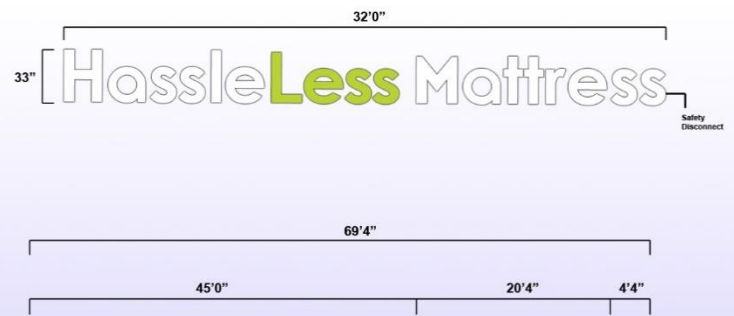
7. Signage Plan Appeal for HassleLess Mattress, an existing business located at 7740 W. Layton Ave., submitted by Erin Borofka, d/b/a HassleLess Mattress, Inc. (Tax Key No. 605-9944-011)

HassleLess Mattress, an existing business located at 7740 W. Layton Ave., is seeking a signage variance, requesting additional signage beyond what the Sign Code allows for. According to the Sign Code, "The total amount of signage permitted for each tenant space within the MTCB district shall be determined by multiplying the lineal front footage of the tenant space facing the adjacent



road/street. The allowed sign ratio is "one square foot to one foot of lineal frontage of tenant space" to a maximum of 50 square feet." The lineal building frontage of HassleLess Mattress is approximately 69.4 ft., allowing for a total signage of 50 sq. ft.

HassleLess Mattress currently has a 35.8 sq. ft. wall sign above the entry projection. HassleLess Mattress is proposing an illuminated wall sign with white and green channel letters that is approximately 88 sq. ft. This is 38 sq. ft. larger than is allowed by code. The proposed sign would be relocated to the western wall of their tenant space. To accommodate this, the existing awnings would be removed and replaced with smaller awnings. The exterior above the existing signage shows signs of staining from previous signage. This is likely to be more noticeable with the removal of the existing signage. Staff recommends approval of the wall signage waiver with the condition that the exterior be repainted and/or patched to remove the staining at the time the new signage is installed.



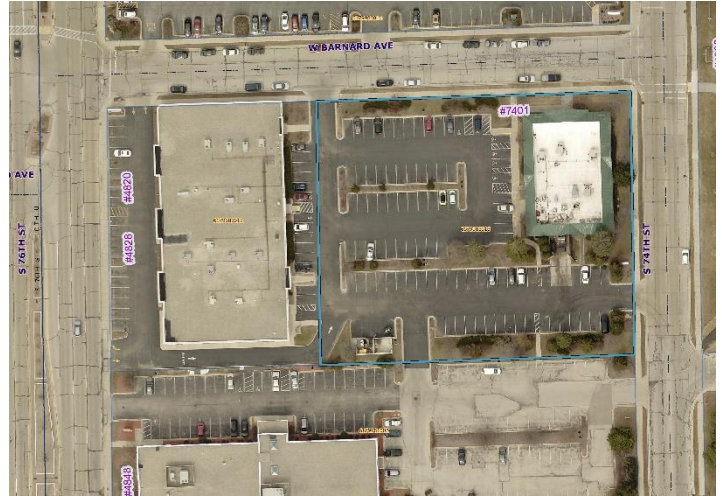
Recommendation: Recommend approval of the Signage Plan Appeal for HassleLess Mattress, an existing business located at 7740 W. Layton Ave., submitted by Erin Borofka, d/b/a HassleLess Mattress, Inc. (Tax Key No. 605-9944-011), subject to the staining on the exterior façade is repainted and/or patched at the time the new signage is installed.

- 8A. **Special Use Review for Jin’s Sushi Seafood & Bar, a proposed restaurant to be located at 7401 W. Barnard Ave., submitted by Yanni Jin, d/b/a Jin’s Restaurant, Inc. (Tax Key No. 617-9983-013)**
- 8B. **Site and Landscaping Plan Review for Jin’s Sushi Seafood & Bar, a proposed restaurant to be located at 7401 W. Barnard Ave., submitted by Yanni Jin, d/b/a Jin’s Restaurant, Inc. (Tax Key No. 617-9983-013)**

Items 8A and 8B may be considered together.

Overview and Zoning

The applicant, Ms. Jin, has an offer to purchase the former Outback Steakhouse located at 7401 W. Barnard Ave. The applicant proposing Jin’s Sushi Seafood & Bar, an all-you-can-eat sushi seafood restaurant and bar in the existing 6,192 sq. ft. restaurant. Jin’s Sushi Seafood & Bar will be a full-service restaurant with a table seating, a sit-down sushi bar, and small bar with mixed drinks, wine, beer, and sake. The restaurant will be a higher end version of a traditional Asian restaurant.



The applicant has successfully renovated and operated Lovers Lane Sushi and Seafood Buffet in Franklin. Ms. Jin estimates they will employ a total of fifteen (15) employees. They expect to serve seventy (70) guests on weekdays and one hundred twenty (120) guests on weekends. The approved hours of operation for Outback Steakhouse vary from those proposed by Jin’s Sushi Seafood & Bar.

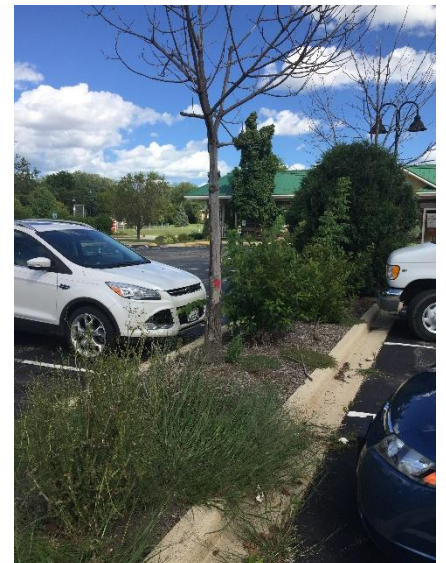
Outback Steakhouse approved hours of operation: Monday – Sunday, 8:00am – 12:00am (midnight).

Jin’s Sushi Seafood & Bar: Monday – Sunday, 11:00am – 10:00pm.

A new resolution will need to be approved by the Common Council addressing the modified hours of operation.

Site and Landscaping Plan

The property has been vacant since Outback moved to their new location at the end of 2018. The site is in rough shape, with numerous dead or dying trees, overgrown bushes, tall weeds, and lack of mulch for the landscaped beds. Many of the dead trees are ash trees and should be replaced with another tree species. The refuse container is flaking paint and needs to be repainted. Paint for ADA spaces in the parking lot is faded and should be restriped. The applicant is aware of the condition of the landscaping and has visited the site with the City Forester to mark which trees should be removed and replaced.





Off-street parking required per code for Jin's Sushi Seafood & Bar = 93 (15 spaces per 1,000 sq. ft.)

TOTAL off-street parking provided (based off of site plan) = 99

The applicant does not anticipate any substantial changes to the exterior of the building but has expressed a desire to paint the green standing seam metal roof another color. They have not provided staff with a proposed color for the roof.

The applicant anticipates requesting signage beyond what the sign code allows and will likely be presenting a master sign plan at an upcoming Plan Commission meeting. The signage will likely be similar to that of the former Outback Steakhouse. The wall signage is anticipated to cover the unpainted sections of the gables.

Staff recommends that this item be expedited to the September 17, 2019 Common Council meeting.

9B. Site Plan Review for Alexi’s Auto Repair & Transport, a new automotive repair business located at 5049 W. Loomis Rd., submitted by Alexis Ponce De Leon, d/b/a Alexi’s Auto Repair & Transport. (Tax Key No. 647-9973-000)

Overview and Zoning

The applicant is proposing to lease a portion of the property at 5049 W. Loomis Rd., for a general automotive repair shop. The property has two (2) buildings on it—one (1) is currently being used for an auto body repair shop, and the other is vacant but used to be used for auto repair. The property was granted a Special Use Permit in July 2015 for auto body repair and general auto repair. The site is zoned C-1 Neighborhood Commercial District. This particular zoning district does not allow auto repair, but because it is under a Special Use Permit, it allows the City to require a Special Use Review for the new tenant.



The applicant has 20 years of auto repair experience and wishes to open his own shop. The proposed hours of operation are 8:00am – 6:00pm. There will be approximately two (2) to three (3) employees working at the shop. The applicant has entered into an 18-month lease agreement.

Site and Landscaping Plans

The applicant has not submitted any site or landscaping plans as part of the proposal. However, a Special Use Review authorizes the City to review the condition of the property. As mentioned

above, there are two different tenants/buildings on this one (1) parcel. The applicant wishes to occupy the eastern building that is set back quite a bit from S. 51 St. The auto body repair shop occupies the western building that is close to W. Loomis Rd. The auto body repair shop, Southwest Auto Body, has a tremendous amount of vehicles stored on the property. On August 12, 2019, Community Development staff along with the City's Code Enforcer, visited the site and explained to the applicant, the operator of Southwest Auto Body, and the property owner, that the number of vehicles on the site needed to be reduced, that junk vehicles that were not operational, needed to be removed immediately, and that they needed to immediately stop parking vehicles in the City right-of-way in the vicinity of the driveway. As of September 5, 2019, no improvements were made and an abundant amount of vehicles were stored on site, many of them visibly non-operational.





There are a tremendous amount of code enforcement and site issues on this property. Staff recommends the following improvements be made to ensure future compliance of the entire property.

1. Resurfacing/pavement and striping of the entire parking lot with a notation on the plan that vehicles will be parked only within parking stalls.
2. Construction of a four-sided board-on-board refuse enclosure (a dumpster currently sits in the middle of the property, surrounded by parked vehicles) at a location identified on a site plan.
3. Removal of the chain link fence that is located in the City right-of-way parallel to S. 51 St.
4. Repair of any retaining walls that are deteriorating.
5. Painting of the back buildings that will be occupied by Alexi's Auto Repair & Transport.
6. Replacement of the east door on the back building that will be occupied by Alexi's Auto Repair & Transport.

Staff recommends that items 5-6 be completed prior to occupancy; that plans be submitted to the Community Development Division identifying the improvements listed in items 1-4 within one (1) year; and that the improved work associated with items 1-4 be completed by October 1, 2021. Staff recommends that this item be expedited to the September 17, 2019 Common Council meeting.

Recommendation: Recommend Common Council approval of the Special Use Review and Site Plan Review for Alexi's Auto Repair & Transport, a new automotive repair business located at 5049 W. Loomis Rd., submitted by Alexis Ponce De Leon, d/b/a Alexi's Auto Repair & Transport. (Tax Key No. 647-9973-000), subject to Plan Commission comments, staff comments, and the following conditions:

(Items 5-6 are to be completed prior to a certificate of occupancy being issued to Alexi's Auto Repair & Transport; plans associated with items 1 through 4 are to be submitted and satisfied with the Community Development Division by October 1, 2010; actual construction of items 1 through 4 are to be completed by October 1, 2021. Items 1 through 4 require the issuance of building permits associated with the proposed project reviewed by the Plan Commission.)

1. Resurfacing/pavement and striping of the entire parking lot with a notation on the plan that vehicles will be parked only within parking stalls.
2. Construction of a four-sided board-on-board refuse enclosure with a personal door at a location identified on a site plan.
3. Removal of the chain link fence that is located in the City right-of-way parallel to S. 51 St.
4. Repair of any retaining walls that are deteriorating.
5. Painting of the back buildings that will be occupied by Alexi's Auto Repair & Transport.
6. Replacement of the east door on the back building that will be occupied by Alexi's Auto Repair & Transport.

10A. Special Use Permit for a proposed massage therapy business, Mei Li Spa, to be located at 3775 S. 108 St., submitted by Zhenbo Guo, d/b/a Mei Li Spa. (Tax Key No. 563-9986-008)

10B. Site Plan Review for a proposed massage therapy business, Mei Li Spa, to be located at 3775 S. 108 St., submitted by Zhenbo Guo, d/b/a Mei Li Spa. (Tax Key No. 563-9986-008)

Overview and Zoning

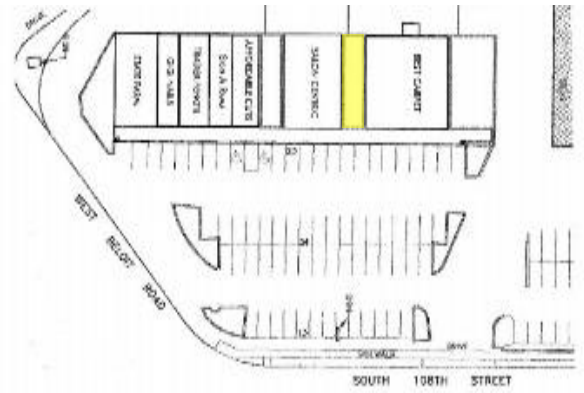
The applicant, Zhenbo Guo, is proposing to lease approximately 900 sq. ft. for a massage therapy business within the multi-tenant commercial building at 3775 S. 108 St. The property is zoned C-4 Regional Business District, which permits massage therapists as a Special Use. A public hearing can be scheduled as early as October 15, 2019.

Proposed services provided at the massage therapy business include: Hot Stone Massage, Thai Massage, Trigger Point Massage, Deep tissue Massage, Acupressure Massage, Swedish Massage and facial massage. The applicant anticipates two (2) employees, each of whom will have approved Wisconsin Massage or/and bodywork licenses. They expect 6 to 10 clients per day. Proposed business hours will be 10:00 am – 10:00 pm, seven (7) days per week.



Site Plan

A site plan was not submitted, but the site is subject to review with the Plan Commission and Common Council consider Special Use Permits. The property is generally in good condition. The front parking lot was recently resurfaced and potholes in the rear parking lot have been repaired. The two CMU refuse enclosures in the rear parking lot are in need of repair, as both are missing their doors. There are also two large dumpsters that should be removed if they are not currently being used for a construction project.



Off-street parking required per code for Mei Li Spa = 6 (4 spaces per 1,000 sq. ft., plus one per employee)

Off-street parking required for all other uses: 69

TOTAL off-street parking provided (based off of site plan) = 150

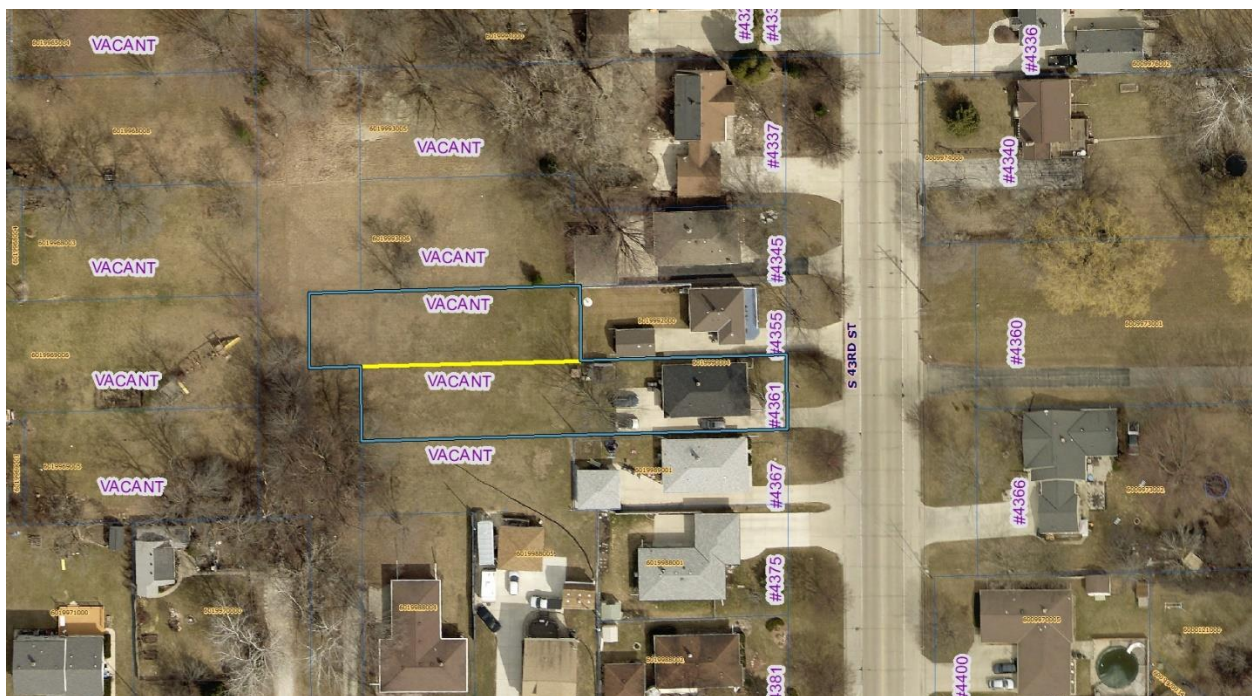
Recommendation: Recommend Common Council approval of the Special Use Permit and Site Plan for Mei Li Spa, a proposed massage therapy business to be located at 3375 S. 108 St., submitted by Zhenbo Guo, d/b/a Mei Li Spa. (Tax Key No. 563-9986-008), subject to Plan Commission comments and staff comments, and subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of occupancy associated with the proposed work reviewed by the Plan Commission.)

1. Replacement/construction of board-on-board refuse enclosure doors.
2. Removal of the large dumpsters from the rear parking lot if not in use for a current construction project. If the dumpsters are in use for a current construction project, removal of dumpsters immediately following project completion.
3. Common Council approval of the Special Use Permit and Site Plan following a public hearing.

11. Certified Survey Map to combine two existing parcels located at 4361 S. 43 St., submitted by David Patrick, owner. (Tax Key No. 601-9990-004)

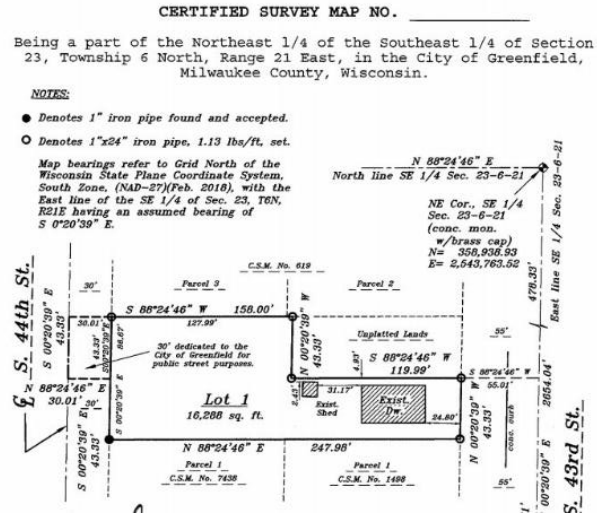
Mr. Patrick is proposing to remove a property line between the two parcels that he owns. The two parcels, at some point in time, have been combined as one tax key, but that does not remove a parcel line—that simply means that a property owner receives one tax bill rather than two tax bills. The parcel line that splits the two parcels is identified in the picture below with a yellow line.



The reasoning for the parcel line removal is that the owners would like to build a detached garage on the northern stand-alone parcel. However, the municipal code does not allow for the construction of an accessory building without a principal building on the parcel. In order to achieve conformance with the code to move forward with the garage construction, these parcels need to be combined into one (1) so that there is a principal building (the house) on the same parcel as the future garage.

The proposed Certified Survey Map (CSM) removes that “invisible” yellow lot line in the picture above. In addition, the CSM dedicates a 30.01’ x 43.33’ section of land that sticks out of the west side of the northern parcel, as City right-of-way, to be in line with the rear lot lines of the parcels to the north and south.

The Engineering Department staff has submitted comments to the surveyor, requesting editing modifications on the proposed CSM, which will be edited prior to recording of the CSM. Staff recommends that this item be expedited to the September 17, 2019 Common Council meeting.



Recommendation: Recommend Common Council approval of the Certified Survey to combine two existing parcels located at 4361 S. 43 St., submitted by David Patrick, owner. (Tax Key No. 601-9990-004), subject to Plan Commission and staff comments, to be expedited to the September 17, 2019 Common Council meeting.

12. Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to various permitted and special use listing amendments.

The proposed ordinance recommends some general clean-up of certain uses that today, require Special Uses, or are not even permitted in most commercial districts. Or, some uses are permitted in PUDs, but not even allowed in the higher-intensive commercial districts, such as C-4 and C-5 (i.e. S. 76 St. and S. 108 St.). The first chart below lists the uses as they are allowed today (P = permitted, S = Special Use).

		Zoning District Classification													HPO	AO	F	W	FF	GF	PSW
NAICS12	INDEX ITEM DESCRIPTION	C-1	C-2	C-3	C-4	C-5	O	BP	M-1	I	PR	PUD	{a}	{b}	{c}	{c}	{c}	{d}			
451211	Book Stores	S	S	S	S	S	S	S				S									
451212	News Dealers and Newsstands	S	S	S	S	S	S	S				S									
451220	Prerecorded Tape, CD and Record Stores	S	S	S	S	S	S	S				S									
453910	Pet and Pet Supplies Stores	S	S	S	S	S	S	S				P									
532210	Consumer Electronics and Appliances Rental	S	S	S	S	S	S	S				P									
532230	Video Tape and Disc Rental	S	S	S	S	S	S	S				S									
532292	Recreational Goods Rental	S	S	S	S	S	S	S				S									
532299	All Other Consumer Goods Rental	S	S	S	S	S	S	S				S									
622110	General Medical and Surgical Hospitals							S				P									

The second chart below lists the uses as proposed/amended (P = permitted, S = Special Use).

		Zoning District Classification													HPO	AO	F	W	FF	GF	PSW
NAICS12	INDEX ITEM DESCRIPTION	C-1	C-2	C-3	C-4	C-5	O	BP	M-1	I	PR	PUD	{a}	{b}	{c}	{c}	{c}	{d}			
451211	Book Stores	P	P	P	P	P		P				P									
451212	News Dealers and Newsstands	P	P	P	P	P		P				P									
451220	Prerecorded Tape, CD and Record Stores	P	P	P	P	P		P				P									
453910	Pet and Pet Supplies Stores	P	P	P	P	P		P				P									
532210	Consumer Electronics and Appliances Rental	P	P	P	P	P		P				P									
532230	Video Tape and Disc Rental	P	P	P	P	P		P				P									
532284	Recreational Goods Rental	P	P	P	P	P		P				P									
532289	All Other Consumer Goods Rental	P	P	P	P	P		P				P									
622110	General Medical and Surgical Hospitals				P	P		P				P									

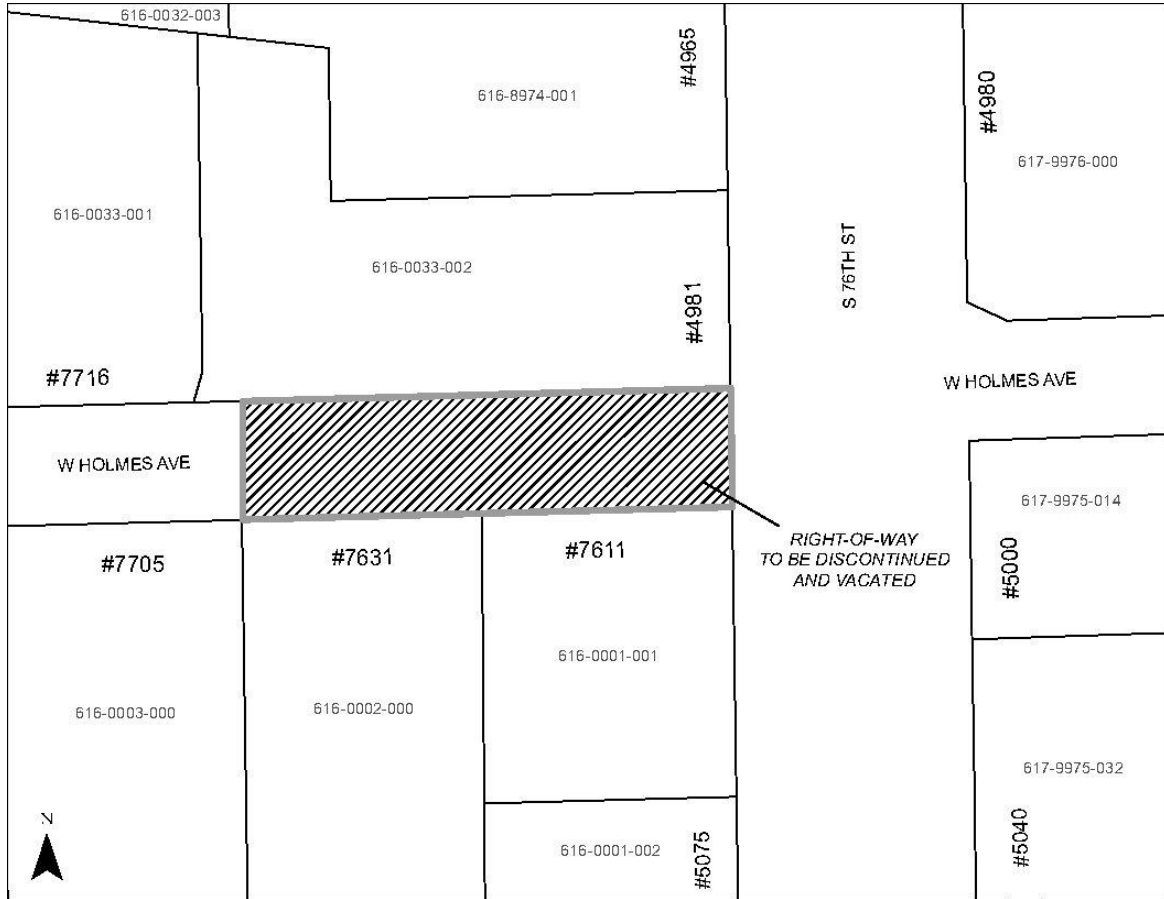
A public hearing is scheduled for September 17, 2019. Staff recommends Common Council approval.

Recommendation: Recommend Common Council approval of the Ordinance to amend Section 21.04.0603 of the Municipal Code pertaining to various permitted and special use listing amendments.

13. Discontinuance of W. Holmes Ave. right-of-way commencing at S. 76 St. and continuing west for approximately 250 feet.

This item is associated with the multi-tenant commercial building proposal that was on the April 9th Plan Commission agenda and approved with by the Common Council on June 18, 2019. Part of the proposal included the closure of W. Holmes Ave., approximately 250 west of S. 76 St. The City recommended that those 250 feet of right-of-way be dedicated to the abutting north and south property owners, and essentially becomes a private drive off of S. 76 St. Per State

Statutes, the approval process requires a public hearing of the discontinuance (i.e. “vacation”) of the City right-of-way. The City offers half of the W. Holmes Ave. right-of-way to the north property owner (Art’s Cameras Plus) and the other half of the W. Holmes Ave. right-of-way to the south property owner (GMX Real Estate, now owner of 7611 and 7631 W. Holmes Ave.). Staff is seeking a recommendation of approval from the Plan Commission, to the Common Council, on the discontinuance. A public hearing is scheduled for September 17, 2019.



14. **Comprehensive Plan Update & Housing Reports Project Kickoff**
 - a. **Review of Project Schedule & Public Participation Plan**
 - b. **Updated Demographic, Housing, and Economic Data**
 - c. **Opportunity Analysis**

See attached packet of information. The City’s consultant, Vandewalle & Associates, Inc., will be providing a presentation at the meeting.

15. **Discussion and decision to adopt Resolution No. 2-2019 to recommend Common Council approval and adoption of the Public Participation Plan.**

See attached packet of information. The City’s consultant, Vandewalle & Associates, Inc., will be providing a presentation at the meeting.

16. **Adjournment.**