



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3802 Mineral Point Road
Application Type: Façade Improvement Grant for Exterior Modifications to an Existing Building
UDC is an Approving Body
Legistar File ID #: [92611](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Patrick Randolph, Grandad’s Farm Stop, LLC | JMTG, LLC

Project Description: The applicant is seeking approval of a Façade Improvement Grant for modifications to an existing building. The scope of improvements includes brick restoration, updated lighting, new glass garage doors, window/door replacement, new signage and ADA accessibility improvements.

Approval Standards: The UDC is an **approving body** on Façade Improvement Grant requests in excess of \$10,000. In 2022, the Common Council adopted a resolution approving and implementing changes to the Façade Improvement Grant Program intended to improve the program by increasing the grant amounts, improving equity and accessibility to the program, and to simplify the process and strengthen the program (Legistar ID [72854](#)). Of the proposed changes to simplify the review and approval process for grant requests, all grant requests in excess of \$10,000 are required to be approved by the Urban Design Commission and the Façade Grant Staff Team.

The UDC’s review of grant requests shall be based on the program’s goals and objectives, which is intended to provide grants to “...small business owners and tenants to assist them in restoring or beautifying their facades or storefronts.”

Staff note, and the applicant is advised that following the UDC’s approval of the Façade Improvement Grant, the applicant will be required to submit an administrative Site Plan Review application for the proposed site improvements.

In addition, staff note that while the project site is zoned Neighborhood Mixed Use (NMX), the design-related zoning standards as outlined in MGO 28.071 are **not** applicable to this project because the floor area is not being expanded.

Summary of Design Considerations

This request has been reviewed by the City’s Façade Grant Team, who has recommended approval of the request as the proposal is believed to meet the goals of the program.