



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 406 N Frances
Application Type: Façade Grant for Exterior Modifications to an Existing Building in UMX Zoning
UDC is an Approving Body
Legistar File ID # [83416](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Jeremy Cynkar, Destree Architects

Project Description: The applicant is seeking approval of a façade improvement grant for exterior modifications to an existing building. The scope of the work includes removing and reconstructing the existing angled storefront to be flush across the front of the building, shifting the entry, adding an architectural canopy with red LED accent lighting, painting masonry walls, and incorporating metal panels as a fill material in areas that were previously storefront glazing.

Approval Standards: Along with the Façade Grant Staff Team, the UDC is also an approving body on the Façade Improvement Grant request. 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 Façade Improvement proposals in excess of \$10,000 are required to be approved by only 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.”

The UDC is also an approving body on this request because the site is located in the Urban Mixed Use zoning district, which is listed as a separate agenda item. Staff notes that while the UDC may consider these two items together as noted on the agenda, staff recommends that the Commission make two separate, distinct motions; one as it relates to the Façade Grant Request, and one as it relates to the Façade Alteration in the UMX Zone, both with findings and conditions, it applicable.

Summary of Design Considerations and Recommendations

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 that program.