



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 668 State Street
Application Type: Façade Improvement Grant for Exterior Modifications to an Existing Building in Downtown Core Zoning
UDC is an Approving Body
Legistar File ID # [86817](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Matthew Aro, Aro Eberle Architects | Scott Faust

Project Description: The applicant is seeking approval of a façade improvement grant for exterior modifications to an existing building. The scope of work includes replacing and expanding windows to allow for more daylighting into a second-floor tenant space and repairing masonry work.

Project History: In December 2023, the UDC reviewed and subsequently approved the development proposal to replace and expand the windows into the second floor tenant space (Legistar File ID [80868](#)). The UDC’s approval included two conditions, including as it related to refining the windows to reflect the original proportions of the operable windows (vertical/horizontal mullions), and to provide a daylighting study; both of which were to be review and approved administratively. In November 2024, a minor alteration administrative application, consistent with the UDC conditions, was approved.

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 notes that the Façade Improvement Grant application materials are consistent with both the UDC and subsequent administrative approvals.

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 the program.