

MADISON | WISCONSIN

PLAN COMMISSION



Jay Sekhon

- Manager, Deloitte Consulting
- President, Alpha Chapter of Alpha Chi Sigma Fraternity, Building Corporation 2019-present
 - Vice President, 2015-2019
- M.B.A., UMN-Twin Cities 2017
- B.S., Biomedical Engineering, UW-Madison 2012
- Joined Alpha Chi Sigma in 2007

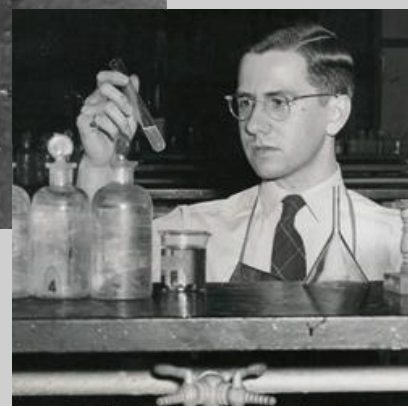
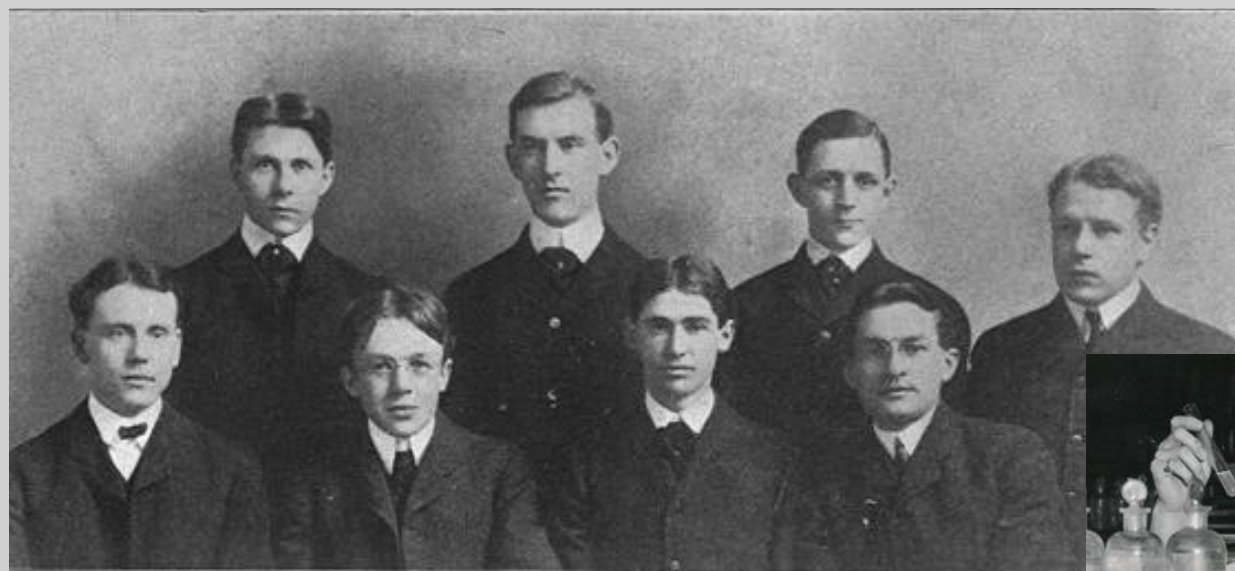
Chapter Background:

- Alpha Chi Sigma is a **co-ed, professional chemistry fraternity**, which has 66 active chapters in the U.S. and has initiated over 70,000 men and women
- It was **founded at the University of Wisconsin-Madison in 1902**, under the concept of the fraternity as an academic organization (making us the Alpha Chapter)
- Many members go on to pursue a wide variety of chemistry-related careers, including world-class scientists, engineers, doctors, and other professions



Significance to the UW-Madison Community:

- Over 20 members have won Nobel Prizes, including two from Alpha Chapter
- Founding father Joseph Howard Mathews served as chair of the UW-Madison Department of Chemistry for 33 years and **helped set the foundation for its renown & leadership in research today**
- The three buildings comprising the UW Chemistry Department are named in honor of Brother Mathews and two other notable members: former Dept. Chair Farrington Daniels and former **UW-Madison Chancellor Irving Shain**





Aerial Image



ALCHEMY

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Aerial Image



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Aerial Image



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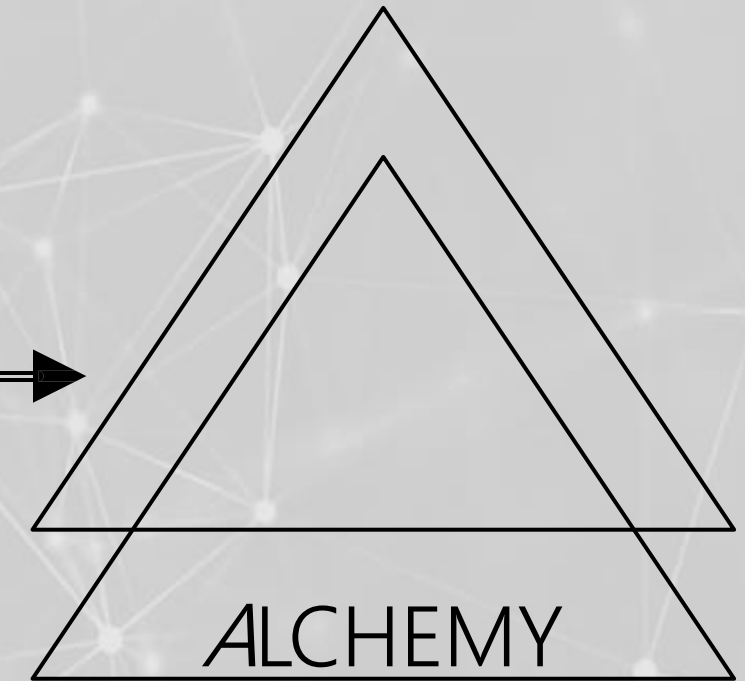
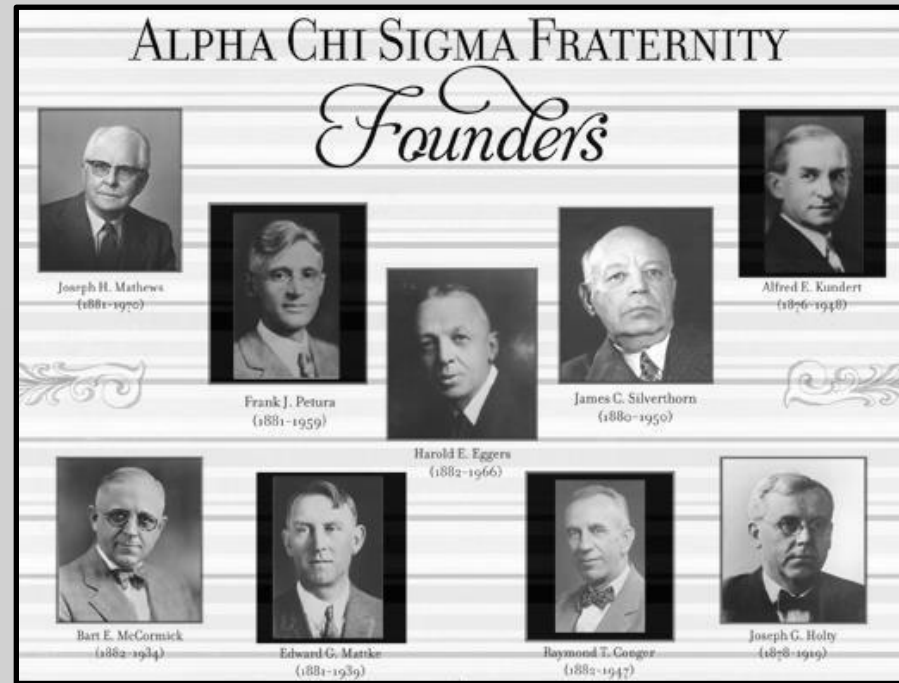
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ALCHEMY and AXΣ

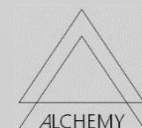


'Alchemy is best described as the ancient scientific tradition by which one attempts to discover the truth about the spiritual and temporal nature of reality; its structure, laws, and functions.'

Where Alchemy imparts its lessons upon the Brothers of Alpha Chi Sigma, and those that hope to be. The transformation of chemical sciences from the fumbling of devoted men, feeling their way with many a misstep, to the modern science we know today can be exemplary of the "transmutation" of a prospective member into a worthy Brother of Alpha Chi Sigma. The knowledge gained from this "transmutation" is valuable in all facets in the life of a Brother, from his or her time in college to the highest ranks of academia or industry.

Symbols of Alchemy:

WATER	FIRE
EARTH	AIR



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Proposed Site Plan

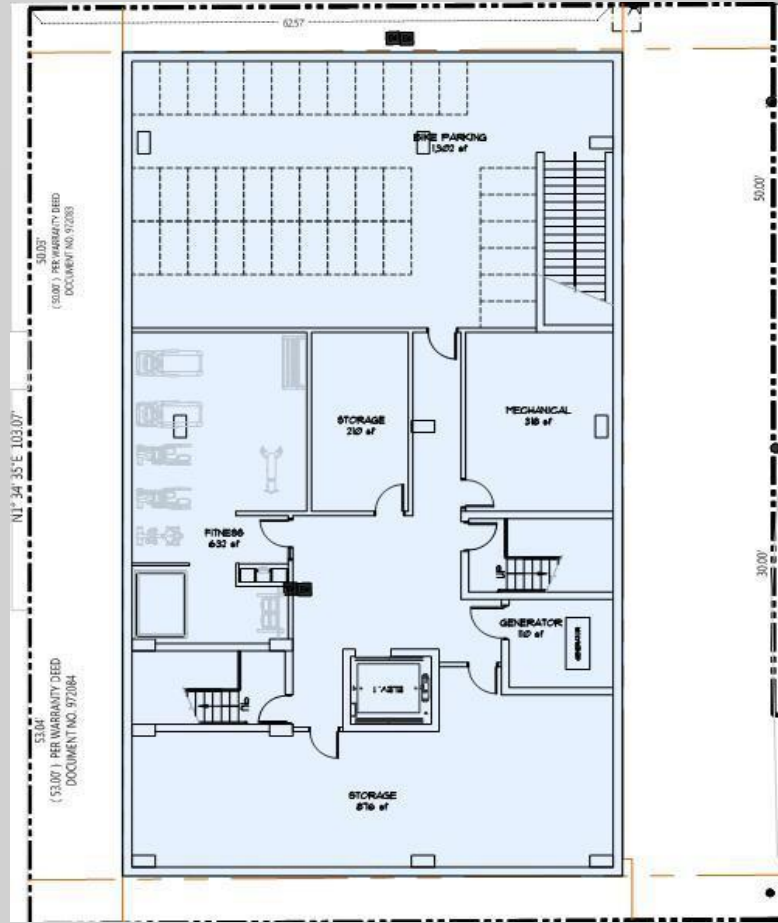


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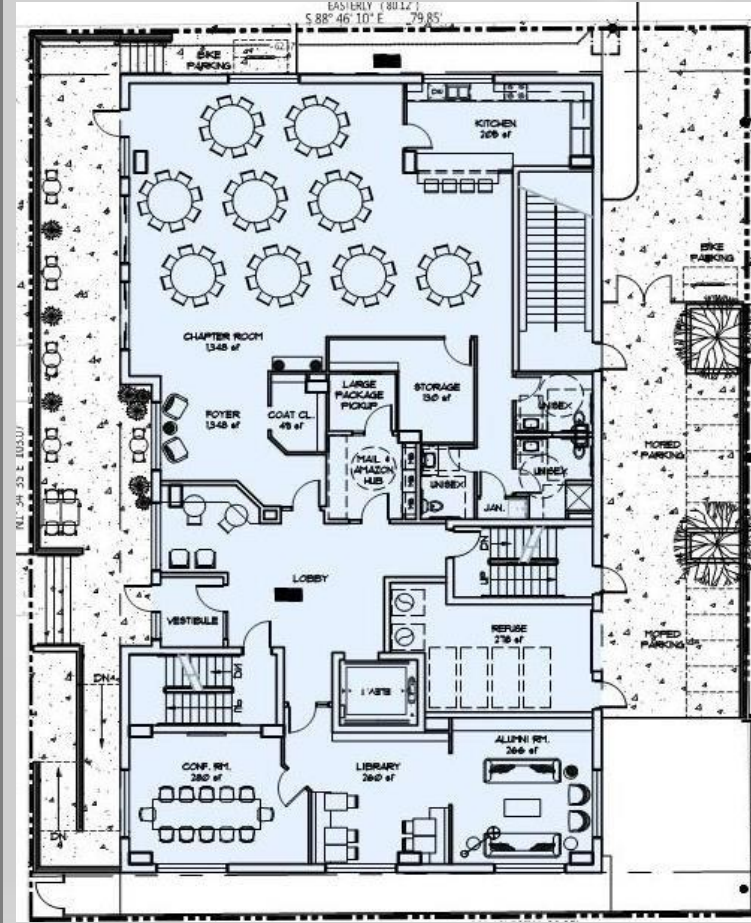
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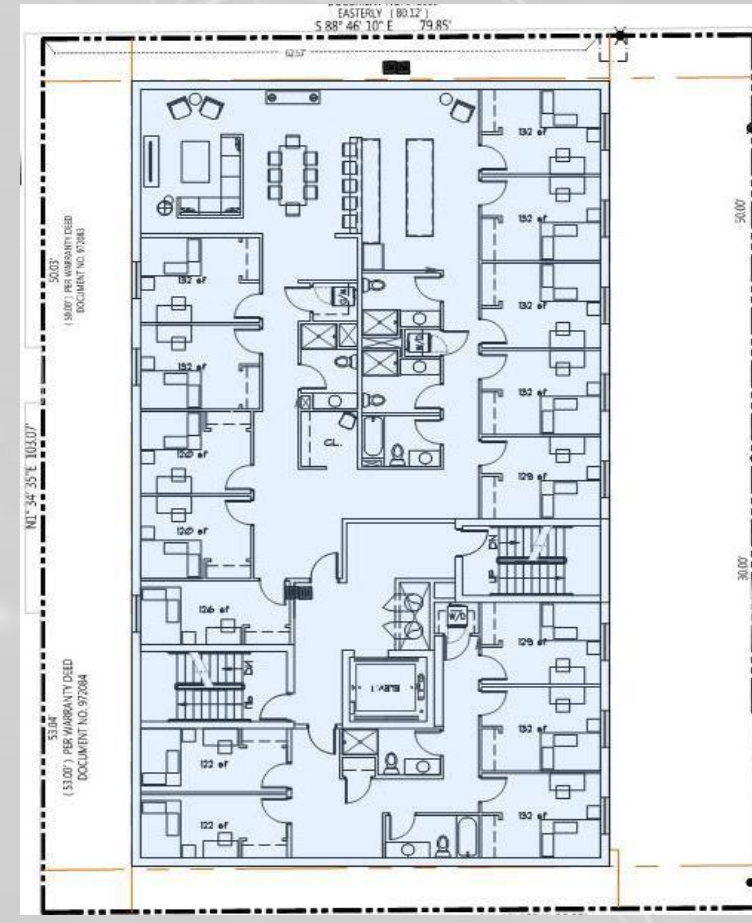
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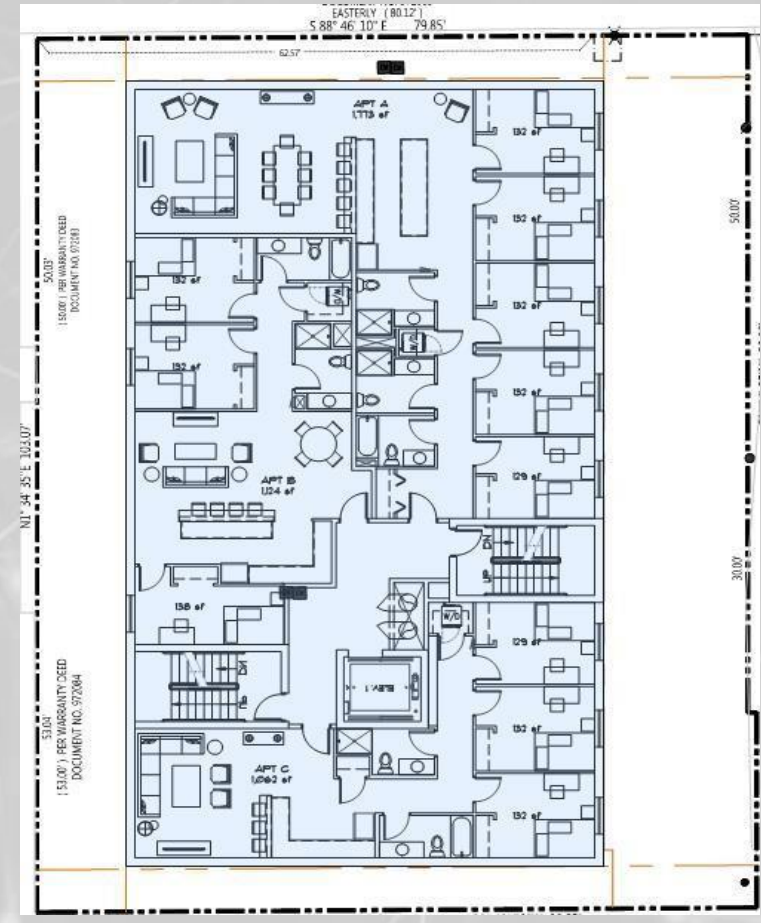
Lower Level Plan



First Floor Plan



Second Floor Plan



Upper Level Plans



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Rendering



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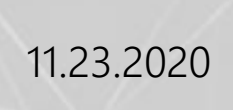
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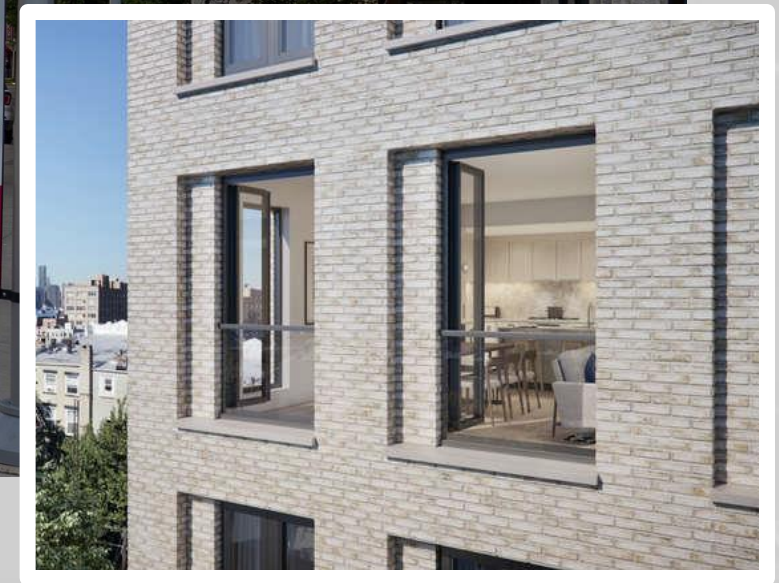


Rendering





Rendering





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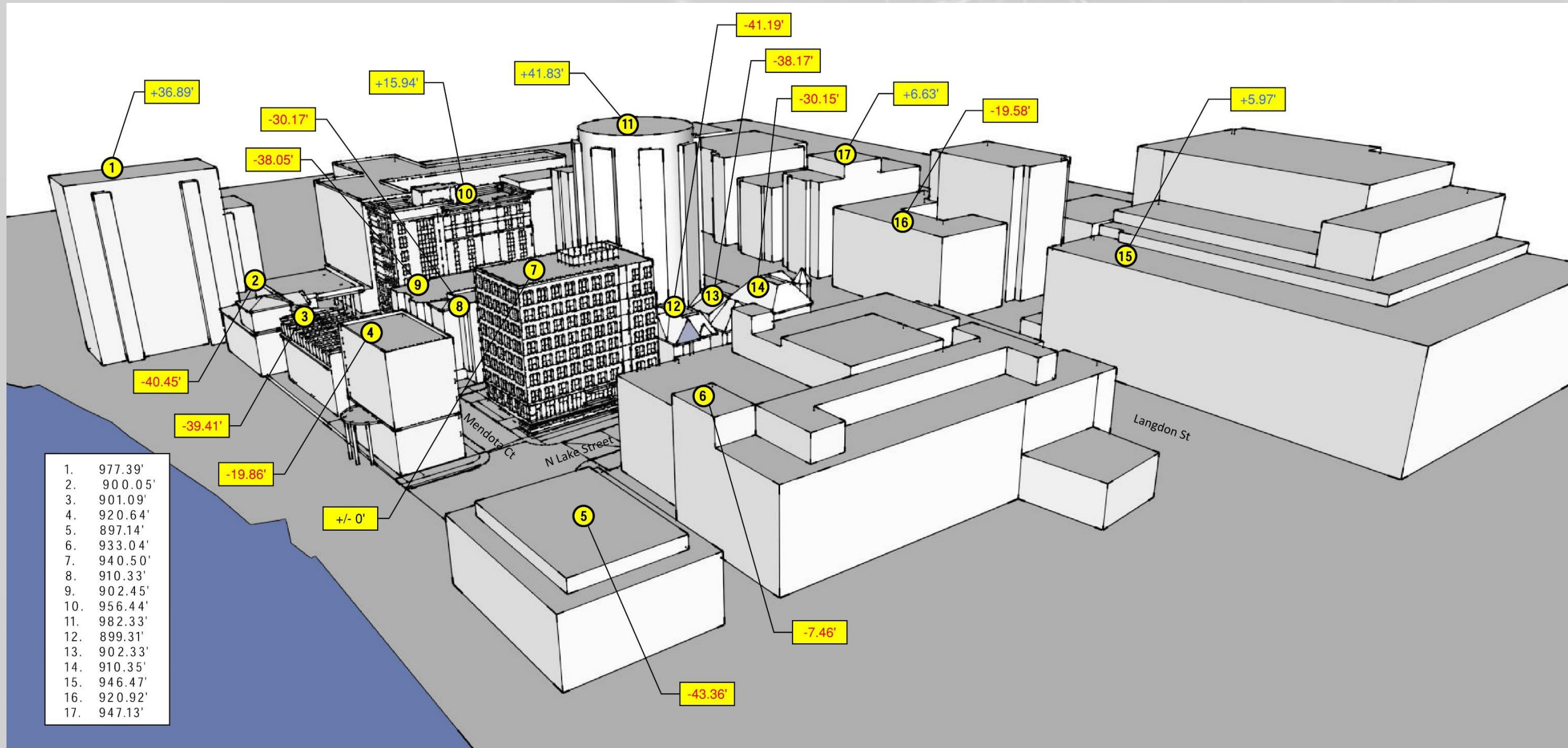


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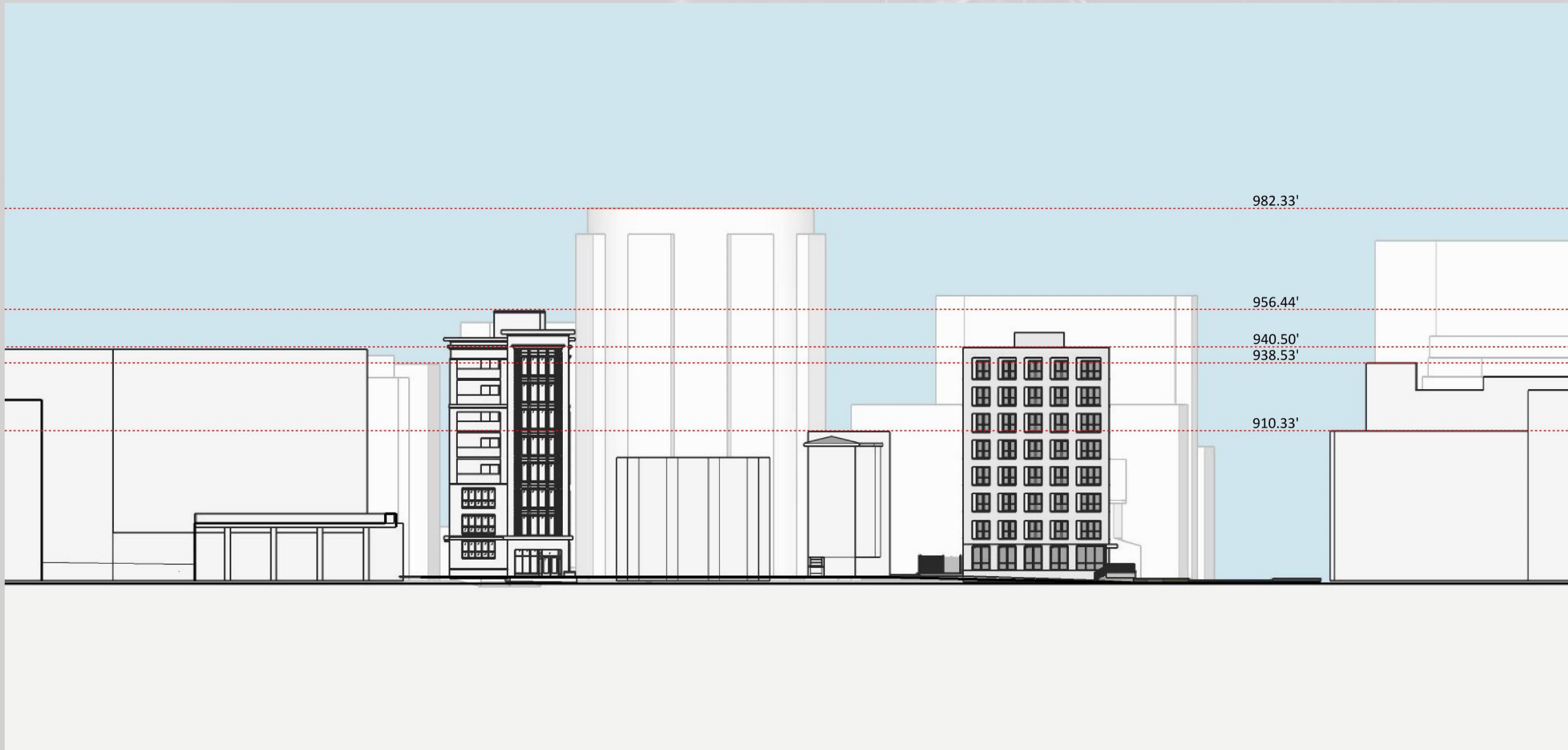
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Building Height – Isometric



Building Height – Thru N. Lake St



Building Height – Thru Mendota Ct

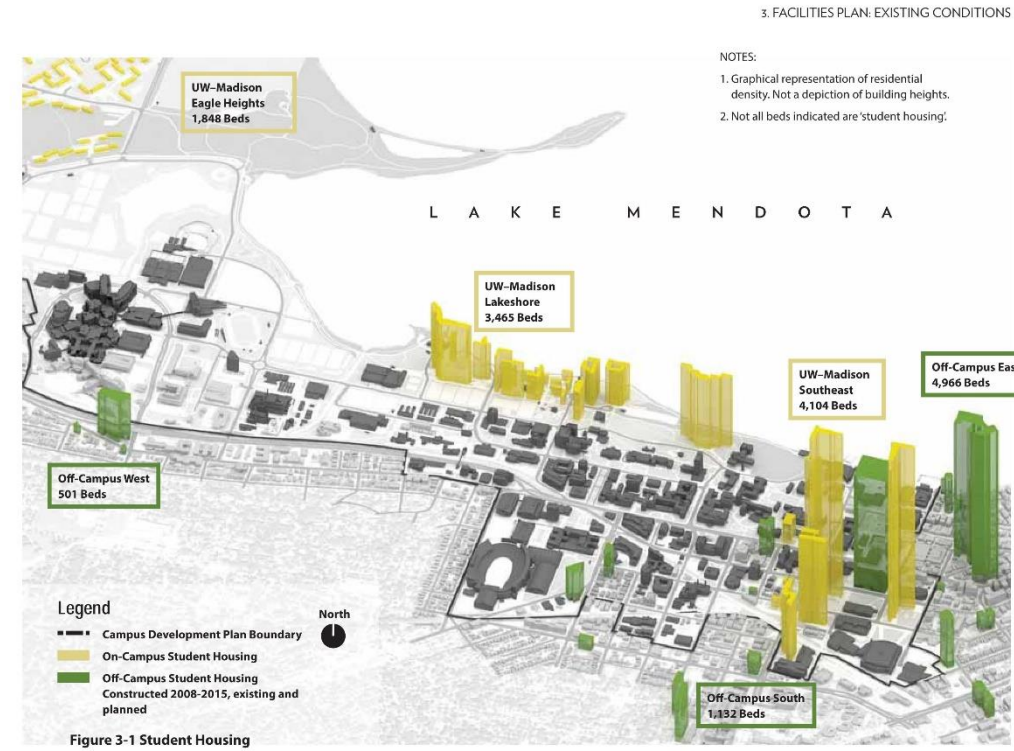


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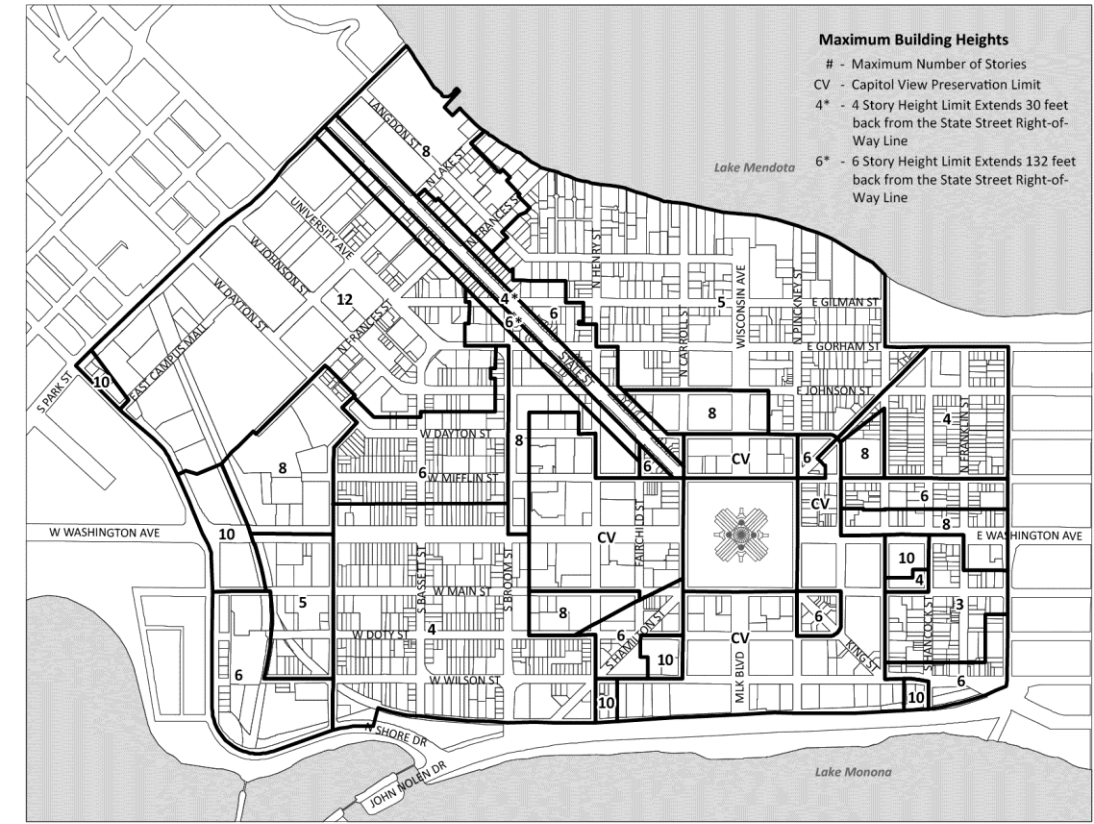
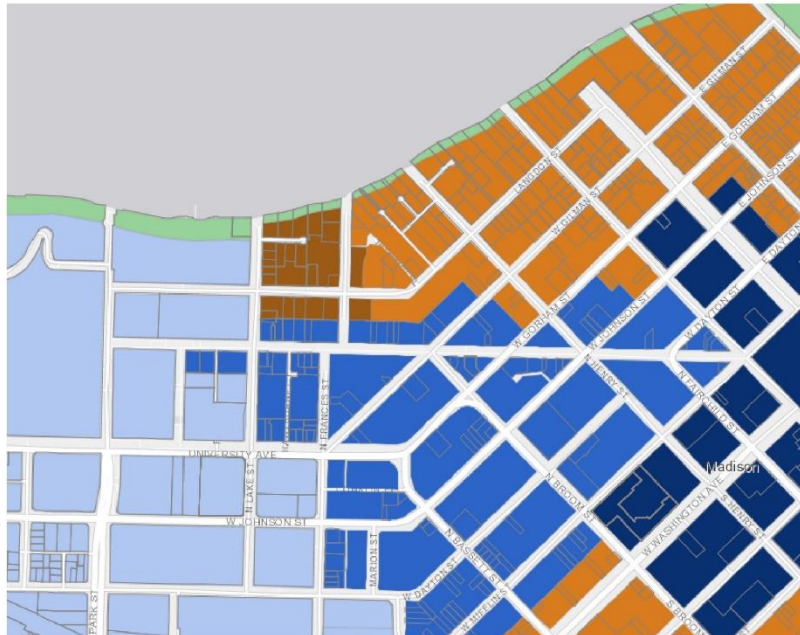
CAMPUS INSTITUTIONAL DISTRICT MASTER PLAN - Effective January 1, 2019 67

Generalized Future Land Use Map

- Low Residential (LR)
- Low-Medium Residential (LMR)
- Medium Residential (MR)
- High Residential (HR)
- Neighborhood Mixed Use (NMMU)
- Community Mixed Use (CMU)
- Regional Mixed Use (RMU)
- Downtown Mixed Use (DMU)
- Map Note
- Downtown Core (DC)
- General Commercial (GC)
- Employment (E)
- Industrial (I)
- Parks and Open Space (P)
- Special Institutional (SI)
- Airport (A)
- Neighborhood Planning Area (NPA)
- Planned Street Network

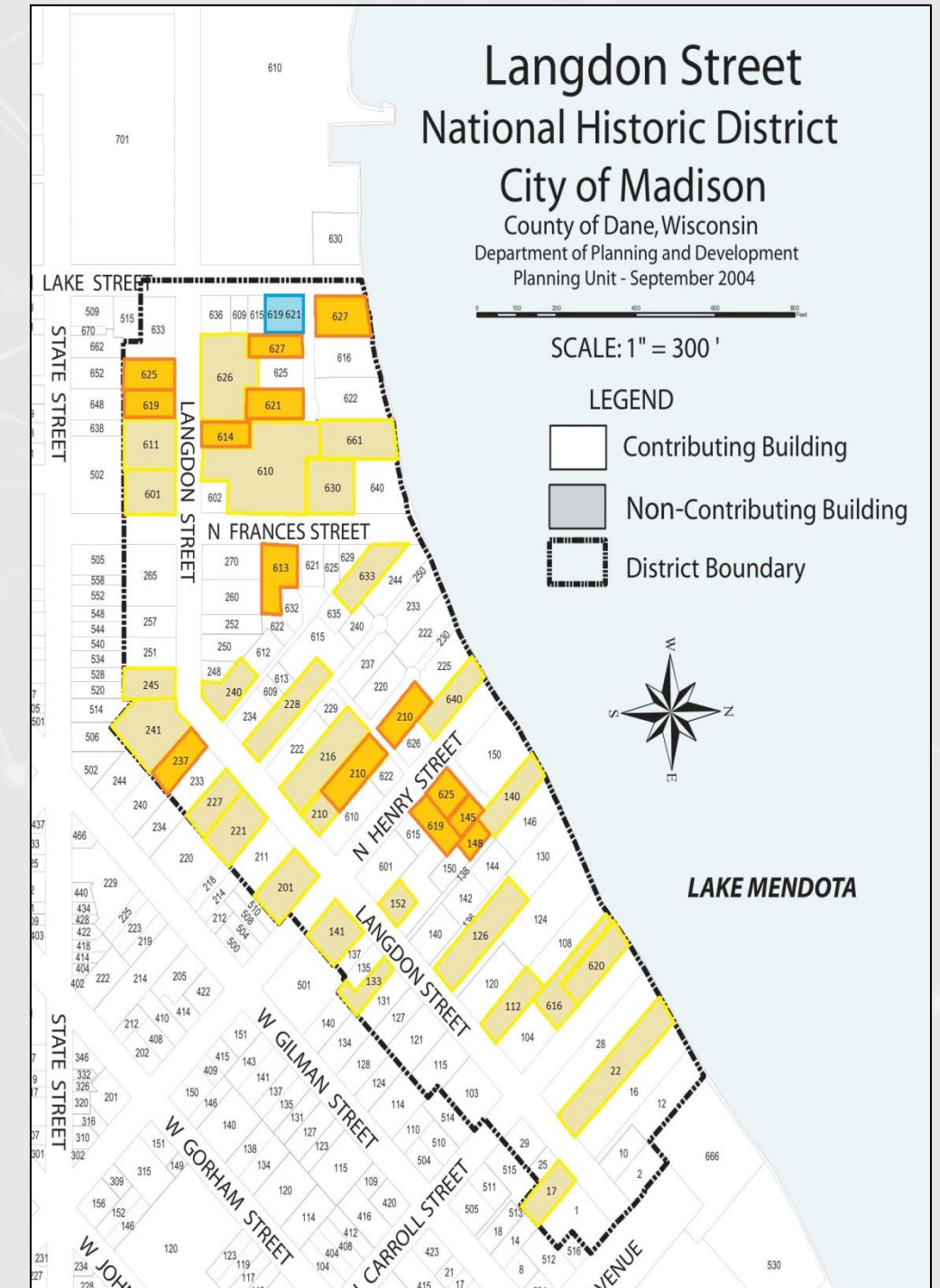
City of Madison Comprehensive Plan
Data Source: City of Madison DPCEd, Planning Division

Code	Description
LR	Low Residential
LMR	Low-Medium Residential
MR	Medium Residential
HR	High Residential
NMMU	Neighborhood Mixed Use
CMU	Community Mixed Use
RMU	Regional Mixed Use
DMU	Downtown Mixed Use
DC	Downtown Core
GC	General Commercial
E	Employment
I	Industrial
P	Parks and Open Space
SI	Special Institutional
A	Airport
NPA	Neighborhood Planning Area
PSN	Planned Street Network



Historic Property Jurisdiction

- Neither house is located within a City of Madison Local Historic District or considered a landmark, subject to Landmarks Commission land use jurisdiction¹
- National Historic Districts exist as a financing tool to allow tax incentives for property repairs, and these properties fall within one such district
- Although some local districts are also listed in the National Register, the program requirements of the two programs are not the same and there are differences in boundaries.
- The major effect of listing on the National Register is financial incentives in the form of two kinds of tax credits; one for the rehabilitation of income-producing property and one for the rehabilitation of single-family residences²
 - **As a non-profit, Alpha Chi Sigma does not qualify for federal or State of Wisconsin Historic Tax Credits**



Map of Langdon Street National Historic District ³

Sources:

1. <https://www.cityofmadison.com/development-services-center/land-development/private-property/landmarks-construction-in-historic>
2. <https://www.cityofmadison.com/dpced/planning/historic-preservation-planning/1589/>
3. <https://www.cityofmadison.com/dpced/planning/national-register-of-historic-places/1602/>



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619 and 621
North Lake Street



Mendota Ct

Langdon St

Langdon St

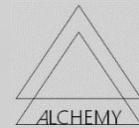
Graduate Madison
Takeout - Delivery

N Fair



PATRICK
PROPERTIES

G B A
architecture | design

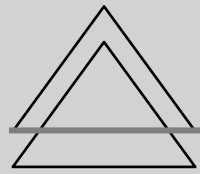


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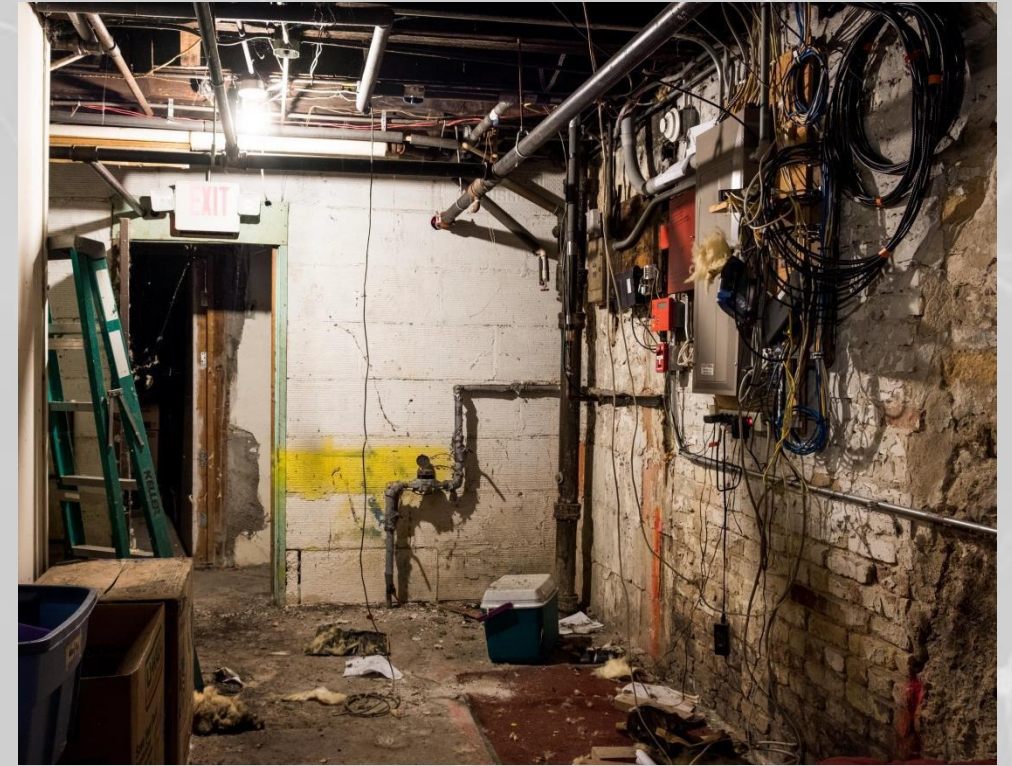
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619 N LAKE STREET Existing Conditions



**PATRICK
PROPERTIES**

G B A
architecture | design

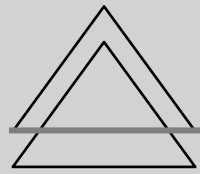


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621 N LAKE STREET Existing Conditions



**PATRICK
PROPERTIES**

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architecture | design

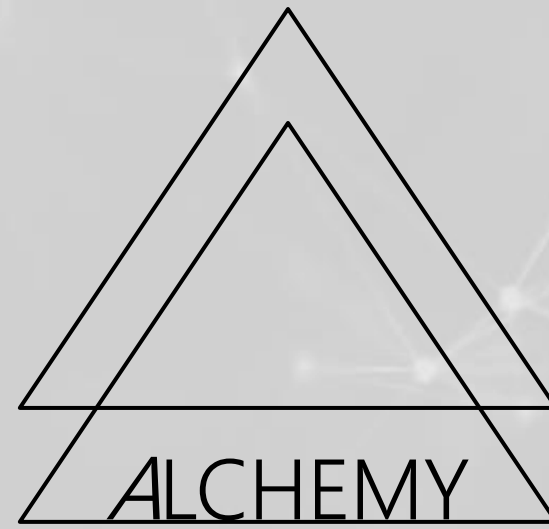


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THANK YOU