



Dane County

Minutes - Final Unless Amended by Committee

Alliant Energy Center Redevelopment Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

Monday, November 17, 2025

12:00 PM HYBRID: In person at the Alliant Energy Center, in the Board Room of Exhibition Hall, 1919 Alliant Energy Center Way, Madison, WI; attend virtually via Zoom

See below for additional instructions on how to attend the meeting and provide public testimony.

Interpreters must be requested in advance; please see the bottom of the agenda for more information.

Los intérpretes deben solicitarse con anticipación; consulte el final de la agenda para obtener más información.

Yuav tsuam tau thov txog cov neeg txhais lus hau ntej; thov saib hauv qab kawg ntawm qhov txheej txheem rau cov ntaub ntawv ntiv.

يجب التقدم بطلب بخدمات الترجمة مقدماً. يرجى الاطلاع على أسفل جدول الأعمال للمزيد من المعلومات

The November 17, 2025 Alliant Energy Center Redevelopment Committee meeting will be a hybrid meeting. Members of the public can either attend in person or virtually via Zoom.

The public can attend in person in the Board Room of Exhibition Hall at the Alliant Energy Center, 1919 Alliant Energy Center Way, Madison, WI.

The public can access the meeting virtually with the Zoom application or by telephone.

To join the meeting in Zoom, click the following link (after you fill out the form, the meeting link and access information will be emailed to you):

https://zoom.us/webinar/register/WN_CiOMWK7DRpqcIEXIDbxE2A

This link will be active until the end of the meeting.

To join the meeting by phone, dial-in using one of the following three toll-free phone numbers:

1-833-548-0276

1-833-548-0282

1-888-788-0099

When prompted, enter the following Webinar ID: 925 3050 5351

PROCESS TO PROVIDE PUBLIC COMMENT:

IN PERSON: Any members of the public wishing to register to speak on/support/oppose an agenda item can register in person at the meeting using paper registration forms. **IT IS HIGHLY ENCOURAGED TO REGISTER VIA THE ZOOM LINK ABOVE EVEN IF YOU PLAN ON ATTENDING IN PERSON.**

In person registrations to provide public comment will be accepted throughout the meeting.

VIRTUAL: Any members of the public wishing to register to speak on/support/oppose an agenda item **MUST REGISTER USING THE LINK ABOVE** (even if you plan to attend using your phone). Virtual registrations to provide public comment will be accepted until 30 minutes prior to the beginning of the meeting.

In order to testify (provide public comment) virtually, you must be in attendance at the meeting via Zoom or phone, you will then either be unmuted or promoted to a panelist and provided time to speak to the body.

If you want to submit a written comment for this meeting, or send handouts for board members, please send them to: kuhl.lauren@danecounty.gov

A. Call To Order

Chair Erickson called the meeting to order at 12:02pm.

Others present: Board Chair Patrick Miles, Todd Violante, Rob Gotschalk, Sonya Kruesel, Nicole Anderson, Carolyn Clow, Janine Wachter, Aaron Collins, Lauren Kuhl

Present 11 - RUBEN ANTHONY, ROBERT CRAIN, HEATHER STOUDE, BREWER STOUFFER, PAM CHRISTENSON, CHUCK ERICKSON, JEFF GLAZER, ISADORE KNOX, ELLIE WESTMAN, MICHAEL ENGELBERGER, and AIMEE DAVIS

Excused 2 - TOM DECHANT, and LAURA HERSCHLEB

B. Consideration of Minutes

[2025
MIN-398](#)

Minutes of the September 15, 2025 Alliant Energy Center Redevelopment Committee Meeting

Attachments: [2025 MIN-398](#)

A motion was made by ANTHONY, seconded by WESTMAN, that the Minutes be approved. The motion carried by a voice vote (11-0).

C. Action Items

D. Presentations

E. Reports to Committee

1. November Chair's Update

Budget update - 2026 County budget was approved, items for AEC
Redevelopment were kept intact and moving forward

2. [2025](#) November Director's Update
[RPT-518](#)

Attachments: [AECRC Agenda 11.17.25](#)

Coliseum RFP

Scheibler reviewed timeline for Coliseum RFP - responses are due Friday 11/21 at 2:00p

Information that can be shared will be limited until a resolution is introduced by the County Board.

Hope to have a contract for County Board in Quarter 1 or Quarter 2

Discussion ensued regarding financial reporting and how it plays into the RFP evaluation process

The names and number of respondents will be shared with the committee

Sonya Kruesel introduced as a staff person from Vandewalle working on the AEC Redevelopment efforts

Mixed Use RFI/RFP

Do a RFI to be issued at the end of quarter 4 in 2025 or quarter 1 in 2026

Interested in committees input on questions to be included in the RFI

Discussion ensued regarding zoning for the campus

Could include breaking up the campus into different areas for zoning

Questions regarding density and height restrictions

Stouder indicated the City process including adopting the master plan and then the zoning would match the master plan

Very likely it will need to be rezoned to accommodate housing, hotels, or other uses

Potential additional question - what parking ratios are needed

What is the geographic foot print for the RFI comes out to 13 acres

Is there a need to notify developers of remediation that may need to be taken into consideration - forestry, wetlands, etc. This will be something that will be dictated by the type of zoning.

Zoning and master plan approval process will take approximately 3 - 6 months

Scheibler reviewed the timeline including RFP being released in quarter 2 in 2026 with responses due in late quarter 3 in 2026 with negotiations, community engagement, county approval in quarter 4 of 2026

Questions ensued regarding master plans and the city process

Stormwater and parking update

Received preliminary traffic concept plan, expect to receive final concept plans by the end of the year, advance ideas in 2026

Parking concepts are designed to accommodate the current use of the facility as well as the master plan - the concepts will come to the December Redevelopment Committee meeting

Newsletter and townhall meeting

Newsletter to go out by the end of November

Town hall planned for quarter 1 to discuss all projects

Will be holding client meetings in quarter 1

F. Future Meeting Items and Dates

The next meeting will be on December 15, 2025 followed by January 12, 2026 at 12:00pm

Future items

Strang will be attending the December meeting to share the 90% drawings

Share RFI

Any zoning updates

G. Public Comment on Items not on the Agenda

None

H. Such Other Business as Allowed by Law

I. Adjourn

A motion was made by CRAIN, seconded by ANTHONY, that the meeting be adjourned. The motion carried by a voice vote (11-0).

Meeting adjourned at 12:44pm.

Note: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below—preferably at least three business days but no fewer than 24 hours prior to the meeting.

Nota: Si necesita un intérprete, un traductor o materiales en formatos alternativos o cualquier otra adaptación para tener acceso a este servicio, actividad o programa, llame al número de teléfono que puede encontrar a continuación — de preferencia con al menos 3 días de anticipación y como mínimo 24 horas antes del evento en cuestión.

Sau tseg: Yog koj xav tau ib tug neeg txhais lus, txhais ua ntaub ntawv, cov ntaub ntawv uas nyob rau lwm yam kev lawm los sis lwm yam kev pab nkag rau qhov kev pab no, kev ua si los sis kev pab cuam, thov hu tus xov tooj rau hauv qab no—xav kom hu li peb hnuv ua ntej tuaj tab sis tsis pub tsawg tshaj 24 xuab moos ua ntej rau lub rooj sib tham no.

ملحوظة: إذا كنت بحاجة لترجمة شفوية أو كتابية أو مواد بصيغة مختلفة أو تسهيلات أخرى للحصول على هذه الخدمة أو النشاط أو البرنامج، يرجى الاتصال برقم الهاتف أدناه قبل ثلاثة أيام عمل رسمية على الأقل من تاريخ الجلسة.

Dane County Board Office (608) 266-5758 TTY WI RELAY 711