



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?

Thursday, June 15, 2023

11:30 AM This is a Hybrid Meeting: Attend in person in the Board Room of the Alliant Energy Center, 1919 Alliant Energy Center Way, Madison.

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

A. Call To Order

Meeting called to order at 11:30 AM.

Present 8 - ROBERT CRAIN, TOM DECHANT, HEATHER STOUDEY, Supervisor DAVE RIPP, PAM CHRISTENSON, CHUCK ERICKSON, JEFF GLAZER, and ADAM HEFFRON

Absent 5 - RUBEN ANTHONY, BREWER STOUFFER, ZACH ZWEIFEL, ISADORE KNOX, and ELLIE WESTMAN

B. Election of Officers

1. Vice Chair

Item moved to after item F1.

ERICKSON nominated KNOX

A motion was made by RIPP, seconded by STOUFFER that the nomination be closed, and have a unanimous vote for VICE CHAIR. The motion carried unanimously.

C. Consideration of Minutes

1. [2023 MIN-144](#) Minutes of the May 9, 2023 Alliant Energy Center Redevelopment Committee Meeting

Attachments: [2023 MIN-144](#)

A motion was made by RIPP, seconded by GLAZER, that the Minutes be approved. The motion carried by a voice vote.

Knox, Westman Chin, Stouffer arrived at 11:35am.

- Present** 11 - ROBERT CRAIN, TOM DECHANT, HEATHER STOUDEER, BREWER STOUFFER, Supervisor DAVE RIPP, PAM CHRISTENSON, CHUCK ERICKSON, JEFF GLAZER, ADAM HEFFRON, ISADORE KNOX, and ELLIE WESTMAN
- Absent** 2 - RUBEN ANTHONY, and ZACH ZWEIFEL

D. Action Items

E. Presentations

F. Reports to Committee

1. Overview of Updated Market Study and Master Plan Contract Scope and Schedule

Heffron provided an overview of the Market Study Update.

Have reengaged with Perkins and Will and Hunden. Both firms working together to provide updates of previous plans. They will be looking at what has happened post-Covid. Currently they are updating data from Hunden and in the process of identifying renovations and amenities.

Regarding a timeline, in September the market findings will be completed, in October the draft analysis will be completed, with the final analysis completed in November.

The work will provide key data to assist in implementing the master plan, and the master plan will guide the efforts.

Discussion and questions ensued regarding transportation and connectivity, role of the committee, fencing around the campus, and security.

2. Overview of Area Plan and Projects being Conducted by Others

Harrington provided an overview of projects and plans taking place in the area.

He noted that there is a lot happening in the area. Vandewalle will be tracking the various projects and will bring them to the committee as projects progress.

Knox indicated the City of Madison said they were talking about projects on Park street as well. Potential future negotiations with highway.

Harrington confirmed that the TIF Plan calls some of those plans out.

Christianson asked if there are conversations about other projects taking place with the County

Ripp indicated there have been conversations

Highway staff have been at DOT meetings

Erickson indicated there is a meeting for the friends of Lake Monona waterfront in the evening on 6/15

Heffron inquired about how AEC plans can be worked into John Nolan plan.

Harrington indicated they are planning to reach out to the City to find out.

Crain asked about the reuse of the Huber Center.

Erickson indicated there is an RFP for both operating and using the building.

Christianson inquired if the use of the huber center can be factored into the master plan.

Discussion ensued around the huber center.

3. Overview of Draft Work Plan

Harrington provided an overview of the Committees work plan for the next year.

Discussion regarding the work plan and scheduling ensued.

4. Discussion of Committee Goals and Objectives

Discussion regarding the goals and objectives included:

Build a coalition of organizations in the area that also have an interest in the campus. Include rural communities, building beyond Dane county. May want to build a coalition that isn't benefiting just our area, but the whole region.

Making sure the community has input and access to whatever is developed

The question was posed as to what will committee success look like in 2 years?

Discussion ensued and included:

Have something happen with private development

Would like to see private development strategy

Need to have an actionable plan with buy in from Committee, County Board, County Executive's Office

The county needs to follow the same plan, not do multiple plans

Show some action and have an early win. Private development piece could provide greater impact in a shorter period of time.

Having an early win would help things later. Need a piece that would be publicly identifiable as a win.

*Need to keep the people that live in the area of the campus in mind when doing work
Need to keep focus on ag community events*

The question was posed as to what important issues in the short term should not be overlooked?

Don't want to lose business

Is there something that can be done in the short term to get business

No problem with business coming back, problem is an outdated building - smaller size and attractiveness of the buildings.

When booking the site further out, the need for a future actionable/approved plan for the site would help sell it to potential clients.

Longer term issue of funding, develop long term strategy, involving outside parties.

Vandewalle noted that Hunden will be around for a site visit in the coming weeks.

G. Future Meeting Items and Dates

The next meeting will take place on August 21, 2023 at 11:30am in a hybrid format.

H. Public Comment on Items not on the Agenda

I. Such Other Business as Allowed by Law

J. Adjourn

A motion was made by CHRISTENSON, seconded by CRAIN, that the meeting be adjourned. The motion carried unanimously.

Meeting adjourned at 12:53 PM.

Minutes respectfully submitted by Lauren Kuhl, pending committee approval