



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, September 16, 2019

3:00 PM Board Room on the second level of the Exhibition Hall

Board Room on the second level of the Exhibition Hall

A. Call To Order

- Present** 12 - RUBEN ANTHONY, Supervisor SHELIA STUBBS, Supervisor SHARON CORRIGAN, SHERI CARTER, TOM DECHANT, DEB ARCHER, BREWER STOUFFER, ROBERT CRAIN, Supervisor DAVE RIPP, TERESE BERCEAU, MARK CLARKE, and HEATHER STOUDE
- Excused** 1 - GARY WOLTER

Others Present: Rob Gottschalk, Lupita Alvarez, Don Vrinberg, Scott Harrington, Lauren Kuhl, Supervisor Krause, Supervisor Nelson, Lynn Wood, Bill Franz, John Slack, and Don Dethflys

B. Consideration of Minutes

1. Minutes of the 7/15/19 Alliant Energy Center Redevelopment Committee meeting

Attachments: [2019 MIN-217](#)

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

C. Presentations and Possible Action

1. Alliant Energy Center Phase 1 Preliminary Design Presentation

Introduction of Strang and consultants:

Matt Long (project manager)

John Slack and Don Defthlys (Perkins & Will)

Did branding exercise – versatile, creative, innovative

J. Slack and D. Defthlys presented the preliminary designs for phase 1 of the AEC redevelopment. Defthlys noted the differences including: moving the arena closer, adding a column to allow for a large banquet room on the second floor. J. Slack noted that the design of the facility is agrarian, which they learned created an authentic feel through their branding exercise.

D. Defthlys noted that they added an additional space for storage

D. Vrinberg – Convention Center expert is working with Strang

Preliminary renderings of building were presented

D. Ripp inquired about the drainage from the roof. The presenters noted there is a water collection system on the roof.

J. Slack noted that they've had a lot of conversations around stormwater improvements – for this there will be a line item in the estimate for stormwater, but no details until the building moves further. Noted they will need to meet City of Madison standards.

S. Carter inquired about the continuity of stormwater management with the rest of the campus. The presenters noted they are keeping that in mind.

T. Berceau encouraged looking at different options for a green roof

D. Defthlys presented the preliminary plan for the arena

T. DeChant inquired if the club space presented is tempered – D. Defthlys noted that it is

Discussion about the flexibility of the space ensued

D. Defthlys note that they advise their clients not to put something in that they are going to potentially need to rip out at some point

T. DeChant – inquired about the capacity to put in electric charging stations. The presenters noted they have included a few.

S. Stubbs inquired about how much sound is being blocked with designs – the impact on the neighborhoods. D. Defthlys noted that pulling the road in created a bigger buffer between the neighborhood and the campus.

D. Ripp inquired about how much parking will be lost – the presenters responded in this phase, the lost parking was captured

S. Corrigan inquired about next steps

M. Clarke noted that Strang is on retainer for the entire project

Schematics cost about \$450,000 which would be more detail and more consultants

Strang has sent designs to cost estimators, which will have it done in October

When Strang comes to the table, they will present 3 different numbers:

Strangs effort

Local contractors

A professional estimator

D. Reports to Committee and Possible Action

September Presentation

Attachments: [AEC Panel Actions \(9.11.19f\)](#)

[AEC September 2019 PPT \(9.16.19\)](#)

1. Breakout Panel Discussion

S. Harrington presented on key takeaways

S. Corrigan noted that she would like to have the committee come to a consensus

T. Berceau would like flexibility on the wording just in case the landscape may change

Discussion ensued on how to proceed

Need to talk about it in more than just a context of tourism – it's a community asset

a. Local Tax Funding Option Panel

No objection - Recommendations are approved with edits to 1 & 2

b. Corporate Outreach Panel

R. Gottshalk presented

T. Berceau – inquired about the new agriculture in the state (hemp, ginseng, etc) – could become more of a destination for those industries

On recommendations:

Take the word "region" out

And other interested parties

Would need to think about item b and the budget implications

No objection – recommendations approved with edits

c. Project Messaging & Building Countywide Support

L. Alvarez and L. Wood presented

Requests/Suggestions

Request that the committee send out the AEC survey to a variety of groups

Suggest that the Board sends out the surveys as well

Suggest that the Board follow-up release w/picture

Suggest that a community event on the progress

Discussion ensued in regards to R. Anthony noted there should be something present

*Discussion ensued about how important it is to message the dollar amount so it is not
messed for the committee.*

*S. Stubbs noted it is important to message to the themes/issues being addressed:
storm water for example*

Committee approved recommendations

2. Funding Framework Discussion

S. Harrington gave an intro to funding framework

E. Action Items

1. 2020 Budget Items

*Committee agreed on a recommendation for the county to include \$450,000 for
schematics*

F. Future Meeting Items and Dates

1. The next meetings are scheduled for Monday, October 21, 2019 and Monday,
November 18, 2019

G. Public Comment on Items not on the Agenda

There were no public comment on Items not on the Agenda.

H. Such Other Business as Allowed by Law

There was no 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.**

Minutes respectfully submitted by Janice L. Lee, subject to the committee's approval.