



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, January 25, 2021

3:00 PM

Virtual Zoom Meeting: See top of agenda for
instructions on how to join the webinar or call in by
phone.

A. Call To Order

*Others present: Diane Morgenthaler, Bill Franz, Rob Gottschalk, Jeff Greger, Angela
Puerta, Lynn Wood, Josh Schroeder, Supervisor Ratcliff, Lupita Alvarez, Scott Harrington*

This meeting was called to order by Chair Miles at 3:00 p.m.

Present 7 - RUBEN ANTHONY, TOM DECHANT, HEATHER STOUTER, Supervisor DAVE
RIPP, Supervisor PATRICK MILES, PAM CHRISTENSON, and ZACH ZWEIFEL
Absent 4 - SHERI CARTER, ROBERT CRAIN, BREWER STOUFFER, and Supervisor SHELIA
STUBBS

B. Consideration of Minutes

1. [2020
MIN-402](#) Minutes of the October 19, 2020 Alliant Energy Center Redevelopment
Committee Meeting

Attachments: [2020 MIN-402](#)

This resolution was approved

C. Action Items

D. Reports to Committee

1. 2021 Redevelopment Committee Member Introductions

The committee members introduced themselves.

New members include: Pam Christenson and Zach Zweifel

Present 8 - RUBEN ANTHONY, SHERI CARTER, TOM DECHANT, HEATHER STOUTER,
Supervisor DAVE RIPP, Supervisor PATRICK MILES, PAM CHRISTENSON, and
ZACH ZWEIFEL
Absent 3 - ROBERT CRAIN, BREWER STOUFFER, and Supervisor SHELIA STUBBS

2. South Madison Plan Update

Jeff Greger and Angela Puerta from City of Madison provided an update on the South Madison Plan

Angela reviewed outreach efforts that have been done thus far, much of it was put on hold or done prior to the COVID pandemic

The plan will include updates for areas surrounding the Alliant Energy Center, but much of the focus will include the Park Street corridor.

Jeff reviewed the updated timeline for the project.

Angela reviewed their public engagement strategy moving forward.

Tom DeChant asked for an update similar to what was provided to the committee for the Bay Creek neighborhood association.

Alder Carter inquired about access to secure apartment buildings when doing outreach. Angela indicated they were planning to work with apartment building management companies.

Pam Christenson inquired about the use of NextDoor, Angela indicated that the City is limited in its use of NextDoor.

[2020](#)
[RPT-744](#)

SOUTH MADISON PLAN UPDATE 01-25-2021

Attachments: [2020 RPT-744](#)

Supervisor Stubbs joined the meeting at 3:30pm.

Present 9 - RUBEN ANTHONY, SHERI CARTER, TOM DECHANT, HEATHER STODER, Supervisor SHELIA STUBBS, Supervisor DAVE RIPP, Supervisor PATRICK MILES, PAM CHRISTENSON, and ZACH ZWEIFEL

Absent 2 - ROBERT CRAIN, and BREWER STOUFFER

3. Alliant Energy Center - State of the Center

Brent Kyzer-McHenry provided an update on the state of the Alliant Energy Center.

Kyzer-McHenry reviewed a 2020 summary including any activity that has taken place on campus.

Kyzer-McHenry reviewed the financial information over the last year.

Also presented on the key finding of 2020 5-year assessment report including improvements that would be nice as well as necessary including work on the pavilions, willow island, and the grounds.

Supervisor Miles inquired about the GBAC certification – Kyzer-McHenry noted that the certification will ensure they are operating safely and make visitors in the future feel safer about visiting the facility

Dr. Anthony asked about revenue numbers – where is it coming from for 2021, Kyzer-McHenry noted it is from any events moving forward as well as rent from emergency management and PHMDC for use of facilities.

Dr. Anthony asked about rethinking the design of the building – what does COVID do to plans in the future. Kyzer-McHenry noted that it should be taken into account including traffic flow (vehicle and people), hands free items, back-up generators. Scott Harrington noted that it would be important to take a step back to look at how the facilities function.

Dr. Anthony inquired about the reduction in the use of LTE's - Kyzer-McHenry noted that it is part of the equity and inclusion plan to recruit from the neighborhood. Reducing LTE's gives the opportunity to hire more FTE's.

Supervisor Ripp inquired about the indirect costs.

[2020](#)
[RPT-745](#)

AEC REDEVELOPMENT COMMITTEE UPDATE JANUARY 2021

Attachments: [2020 RPT-745](#)

4. Destination District Task Force Update

Pam Christenson gave an update – group continued to meet throughout 2020.

Added 3 members to the group - Eric Knepp (City of Madison Parks), Matt Mikolewjeski (City of Madison Economic Development), Brent Kyzer-McHenry.

Sports facility feasibility exploration going on with private investors.

Rob Gottschalk also provided an update on private develop interest, there have been a lot of inquiries.

Dr. Anthony inquired about what types of sporting events would be held in a sports facility. Rob Gottschalk said that basketball courts, field space.

Alder Carter left at 4:20.

Present 8 - RUBEN ANTHONY, TOM DECHANT, HEATHER STOUDE, Supervisor SHELIA STUBBS, Supervisor DAVE RIPP, Supervisor PATRICK MILES, PAM CHRISTENSON, and ZACH ZWEIFEL

Excused 1 - SHERI CARTER

Absent 2 - ROBERT CRAIN, and BREWER STOUFFER

5. Area Plans and Projects Updates

a. Law Park/Lake Monona Waterfront

Expansion of the law park preliminary designs. City recently acquired the Medical Society property. Parks division will be renovating medical society building. There is a public meeting being held on the renovation.

This is important for linking downtown and the district

b. John Nolen Bridges Design Study

6. Alliant Energy Center Communications

a. Newsletter

Lynn Wood provided an update – the newsletter will continue. Lynn said that they are looking to hold a communication strategy planning meeting.

E. Presentations

1. [2020 PRES-135](#) 2021 Alliant Energy Center Redevelopment Committee Work Plan Review

Attachments: [AEC Redev Committee Work Plan 2021 \(01.15.21\)](#)

Scott Harrington provided an overview of the work plan.

DeChant inquired if the County is still pursuing funds from the state. Miles responded that the County Board has this as a priority for the County's lobbyist to be working on. There is also a possibility to get funds from the building commission, but messaging and communication plan need to be developed to do this.

Dr. Anthony inquired if the Alliant Energy Center was eligible for PPP funds due to lost revenue. Bill Franz responded that the County itself was not eligible.

Kyzer-McHenry responded that the Alliant Energy Center applied for two grants for event venues from the state of Wisconsin and were denied. There are a team of people that will work on applying for federal funds.

F. Future Meeting Items and Dates

To be determined.

G. Public Comment on Items not on the Agenda

H. Such Other Business as Allowed by Law

I. Adjourn

Meeting adjourned at 4:49 p.m.

Respectfully submitted by Lauren Kuhl, pending committee approval