

February 28, 2020

Department of Research, Accountability, & Data Use
Madison Metropolitan School District
Madison, WI 53703

Notice of Redevelopment Intent: Westgate Mall

To Whom It May Concern:

Please consider this an official notice of JT Klein Company's intent to redevelop the current Westgate Mall site. As of today, JT Klein has the site under a legally binding purchase agreement. This site is approximately 9.5 acres located off of Whitney Way & Tokay Blvd, North of the HyVee grocery store. It is intended to be redeveloped into a variety of uses, including affordable family housing, affordable senior housing, market rate housing, and commercial/medical office use. A preliminary site plan put together by Knothe Bruce Architects is attached on the following page. At this time, the JT Klein portion of the site plan can be divided into five parcels. Please note that this site plan has not received City approval, and is subject to change.

Phase I is located off of Tokay Blvd, and will be set aside for a market rate apartment community. This building will be built in two phases that will obtain occupancy within a few months of each other. One phase will be between 4-5 stories, and the other phase will be 4 stories. This development will have approximately 156 rental units. This project will contain 23 studios, 73 one bedrooms, 56 two bedrooms, and 4 three bedrooms.

Phase II & III (Workforce) are both planned to be multifamily workforce housing developments, financed with WHEDA housing tax credits. The timing and occupancy will be dependent on JT Klein's success in receiving tax credits during the application period. Each of these buildings will be 4 stories, containing 1, 2, and 3 bedroom rental units. Each of these buildings will contain 44 one bedrooms, 15 two bedrooms, and 11 three bedrooms.

Phase II (Senior) is the parcel on the Southern corner of Whitney Way. This will be a mixed use development containing affordable senior housing (set aside for residents age 55+) and a commercial component along Whitney Way. The multifamily component will be approximately 148 units of senior housing, in a 4 story building. The unit mix has not been determined yet, but it is anticipated to have roughly 60% 1 bedrooms and 40% 2 bedroom units. The commercial use has not been determined at this time.

Phase IV is located on the corner of Whitney Way & Tokay Blvd and has been set aside for a commercial/medical office use. The building plans are currently in the design phase, but there are no plans for multifamily housing on this parcel.

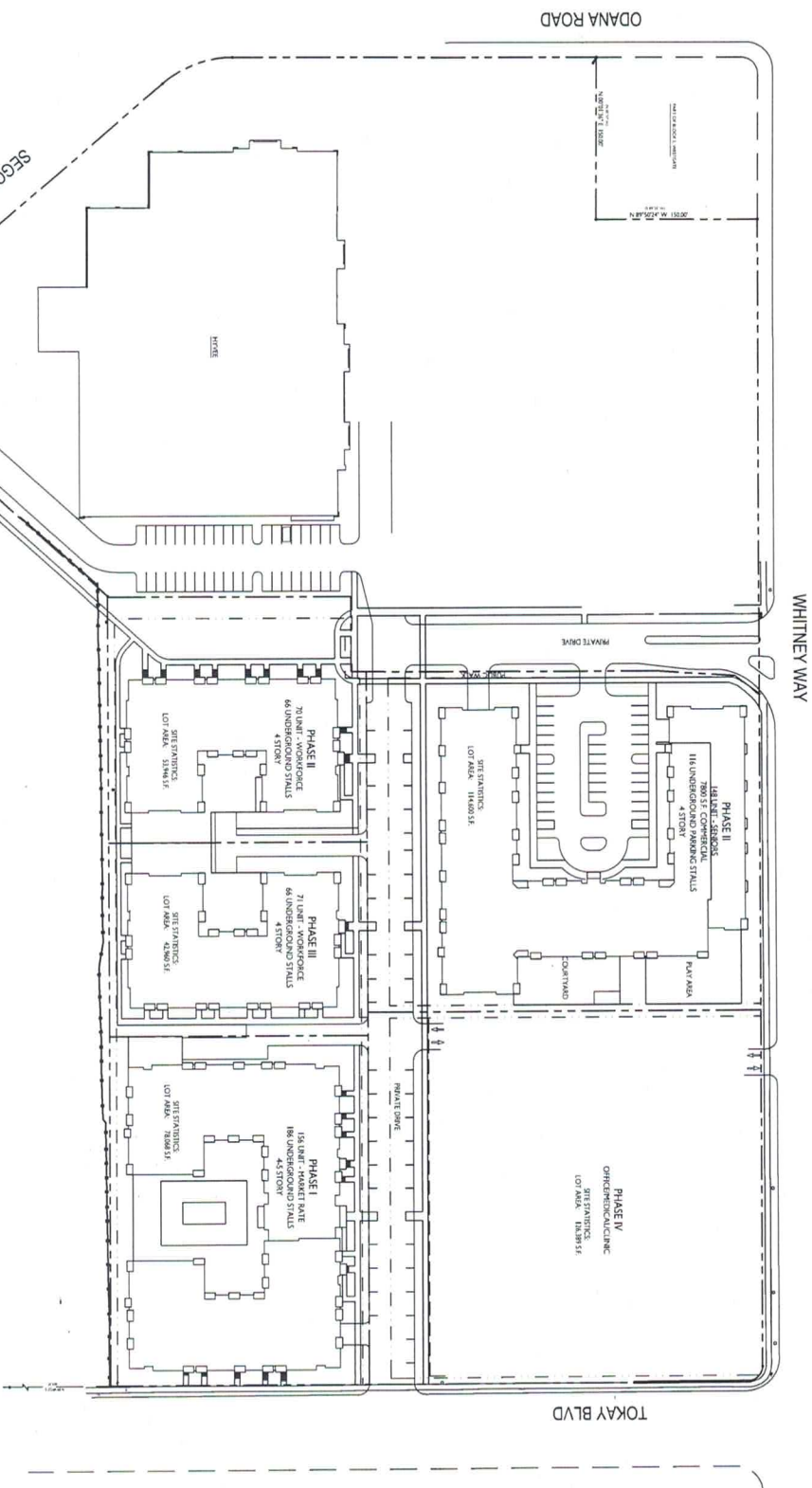
JT Klein Company is requesting that the Department of Research, Accountability, & Data Use run a preliminary housing impact analysis based on the information provided. JT Klein's goal is to quantify the impact a development of this scale may have on the Madison Metropolitan School District. Please feel free to reach out with any questions or clarification requests.

Sincerely,

A handwritten signature in black ink that reads "Danny Afable". The signature is written in a cursive, flowing style.

Danny Afable

Development Manager of JT Klein Company



1 SITE PLAN
 CITY 1" = 300'

