

Summary of Projected Impact due to Proposal for Redevelopment of Westgate Mall

JT Klein Company's Redevelopment Proposal to Redevelop Westgate Mall

Letter of Intent Summary

The Letter of Intent concerning the redevelopment of the current Westgate Mall site (approximately 9.5 acres located off of Whitney Way & Tokay Blvd., North of the Hy-Vee grocery store) submitted to the Madison Metropolitan School District by JT Klein on February 28, 2020 contained a description of the proposal which RPEO summarizes here:

Phase I – Market rate single family and multifamily units in two buildings, one of which will be 4-stories and the other 5-stories. The development phase will be comprised of approximately 156 rental units, including 23 studios, 73 one-bedroom, 56 two-bedroom, and 4 three-bedroom units.

Phase II & III (Workforce) – Multifamily workforce housing units in 2 four-story multi-family buildings financed by WHEDA tax credits. Each of the buildings will contain 70 units, including 44 one-bedroom, 15 two-bedroom, 11 three-bedroom units.

Phase II (Senior) – Mixed-use development including affordable senior housing and a commercial component. The multifamily component will be approximately 148 units, with an estimated unit mix of 60% one-bedroom and 40% two-bedroom units.

School's Serving Location

The three attendance area schools for the proposed redevelopment are:

Van Hise ES at 98% of capacity, projected to be at 83% in 2024-2025
Hamilton MS at 80% of capacity, projected to be at 73% in 2024-2025
West HS at 99% of capacity, projected to be at 99% in 2024-2025

Middle school students at this address would also be eligible to apply for enrollment at Wright MS.

Estimated Students at Location

In April 2019, Vandewalle & Associates, Inc. released an update of the Student Enrollment Projections Report ([2018-2038 Update](#)). On page 54 of the report they published students per a unit projection factors MMSD uses to estimate the impact of future development.

The estimate number of students per a unit in a 4 story building per the report is 0.025 students in a suburban residential setting and 0.053 students in an urban residential setting (Westgate redevelopment is considered urban). These estimated factors are based on recent development and occupancy information for all of the land included in MMSD's attendance boundary.

Using these factors the estimated number of overall students due to these development is around 24 students if we treat the mixed-use senior housing as a standard 4-story building. Spread across MMSD's 14 grades (K4, KG, 1, 2, ..., 11, 12) this is fewer than 2 students in each grade.

This would not be a burdensome impact, even considering the fact that Van Hise ES and West HS are currently near 100% of their current capacity.

Data Note

The projected estimate is based on recent evidence from other development sharing a few key characteristics (number of stories, type of development). Each individual development may or may not see occupancy patterns similar to this recent history. Local knowledge should be used when considering the use of the above summary.