



Habitat for Humanity Watertown Project Summary

Habitat for Humanity of Waukesha & Jefferson Counties intends to develop workforce housing on two vacant parcels located at 1220 W Main St and 1220 Wilbur St in Watertown, Wisconsin. The project will create homeownership opportunities for low- to moderate-income families by constructing high-quality, energy-efficient twin homes that align with the existing residential character of the neighborhood. Habitat's model ensures long-term affordability through low-interest mortgages and sweat equity contributions from future homeowners, fostering financial stability and community investment.

This project represents a commitment to strengthening the Watertown community by providing stable housing solutions that promote economic mobility and neighborhood growth. By transforming these underutilized parcels into homes for families, Habitat aims to increase local property values, encourage volunteer and donor engagement, and support the city's broader housing initiatives. Additionally, these housing units will help support the **expansion of local businesses** by providing affordable living options for workers, ensuring that employers can attract and retain the talent needed to sustain and grow the local economy.

Project Details:

- Total Housing Units: 6 twin home buildings (12 units)
- Home Size: Each unit will be approximately 1,400 sq. ft. with 3 bedrooms and 1.5 bathrooms
- Key Features: starter homes with energy-efficient construction, open concept, modern amenities, and durable materials

The comprehensive plan currently designates these lots as institutional due to their ownership by Madison Area Technical College; however, the existing TR-6 (Two-Family Residential) zoning aligns with Habitat's planned development. The site is adjacent to an established residential neighborhood that integrates well with Habitat's mission and home designs. Initial conversations with neighbors have been incredibly positive, with strong community support for transforming this dormant site into much-needed workforce housing. Habitat for Humanity is dedicated to working with city officials, community partners, and residents to ensure this project is a lasting benefit to Watertown's future.

