

GATEWAY DRIVE · WATERTOWN, WI

NEW CONSTRUCTION | 1,497 SF | 3 BEDROOM | 2 BATH | 2-CAR GARAGE



★ **ONLY 7 HOMES**

This raised ranch offers a light-filled, open-concept floor plan designed for efficiency, comfort, and easy main-floor living. A spacious kitchen anchors the home, flowing into the dining and living areas, while three bedrooms and two baths provide flexibility for today's lifestyles.

Watertown, Wisconsin is a city rich with history and opportunities to explore, learn, and play. Fun community events, concerts, and the ample 300+ acre park system make Watertown a fantastic place to call home.



SMART LIVING. THOUGHTFULLY BUILT.
**GATEWAY
RIDGE**

ADDITIONAL DETAILS:

- ✓ Lower level laundry & full 2nd bath
- ✓ 2-Car attached garage
- ✓ Selection choices in materials available
- ✓ Convenient access to I-94, WI-Hwy 16, and WI-Hwy 26
- ✓ Small-town charm with big everyday conveniences



FOR MORE DETAILS
OR TO SCHEDULE
AN APPOINTMENT,
SCAN THE QR CODE

REAL ESTATE CONTACT

Maggie Wegner

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262.894-4105

A Housing
Development by:



In Collaboration
with:



**WHITE OAK
BUILDERS**

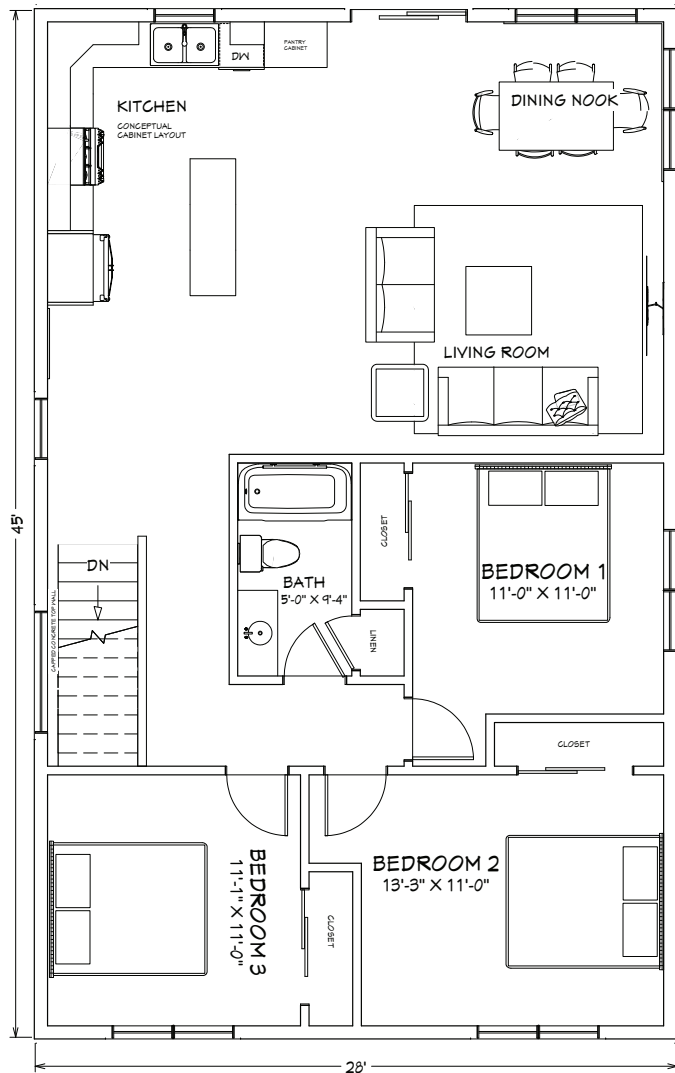
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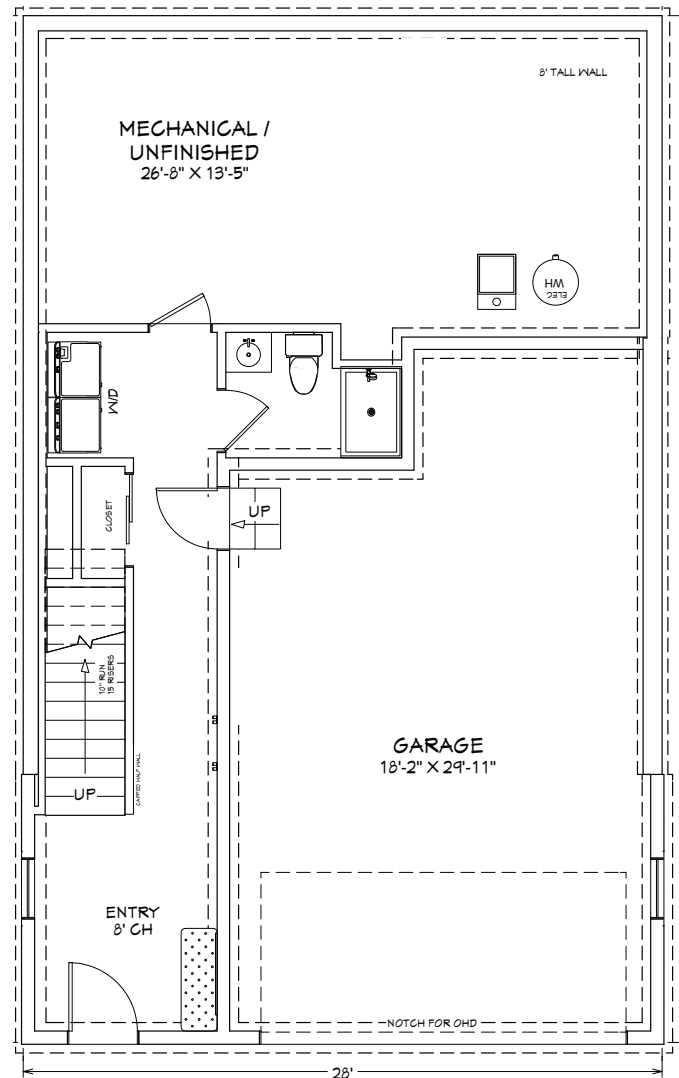
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GATEWAY RIDGE

MAIN FLOOR



LOWER FLOOR



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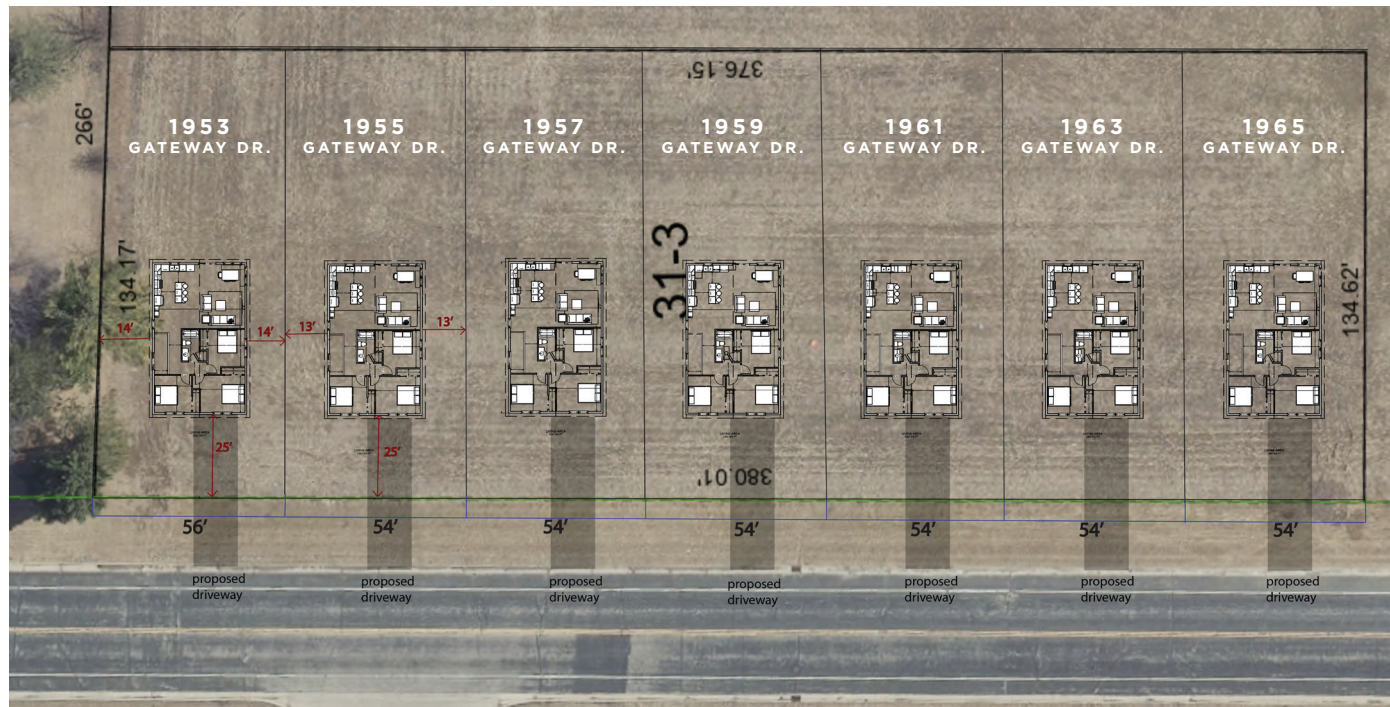
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Building Strong Families
and Thriving Communities

OUR WORK

✓ DEVELOPING AN 80+ ACRE COMMUNITY

Within this development, we are advancing a 48-acre neighborhood that offers a full continuum of homes — bringing people of all ages together in a walkable, connected community which highlights the area's natural beauty. Phase 1 is nearly complete, with Phases 2 and 3 moving forward concurrently.

- 📍 78 Single-Family Homes: Harbor Homes
- 📍 18 Twin Homes: White Oak Builders
- 📍 92-Unit Multi-Family Homes: Horizon

✓ EXPANDING WORKFORCE HOUSING IN JUNEAU & LOWELL

Partnering with the *Dodge County Housing Authority* to deliver workforce housing supported by more than \$10 million in state funding, we have contributed land and continue to provide low-interest financing to move the project forward.

✓ LEADING HOUSING SOLUTIONS THROUGH THRIVE ED IN JEFFERSON COUNTY

We have invested \$2 million in the *Live Local Development Fund* to provide gap financing and attract developers. Through this support, ThriveED has become a regional leader in housing technical assistance — supporting municipalities and offering loan and grant programs for homebuyers at or below 80% of Area Median Income.

✓ PARTNERING WITH HABITAT FOR HUMANITY

We are aligning efforts and investing in workforce housing to expand Habitat for Humanity's impact across the region.

HOUSING INITIATIVES

WE'RE BUILDING A FUTURE WHERE EVERYONE
CAN AFFORD TO CALL OUR COMMUNITY HOME.

Since 2015, the GWCHF has invested more than \$51.1M in our Dodge County and Jefferson County communities.

“Housing is more than a place to live — it's the foundation for strong families, a stable workforce, and thriving communities. Through regional partnerships and innovative investment, we're working to ensure that people who live and work here can build their futures here.”

- Ben Wehmeier, President & CEO of Greater Watertown Community Health Foundation

THE CHALLENGE

Today, much of our workforce – including nurses, manufacturing professionals, teachers and other middle-class employees – are being priced out of home ownership in Dodge and Jefferson Counties.

30% of regional families are housing cost burdened, meaning housing expenses equal more than 30% of their annual income*.

*See Data by visiting watertownhealthfoundation.com/Housing

THE SOLUTION

The good news is we're developing innovative ways to overcome this challenge. By creating public-private partnerships, bridging funding gaps and updating zoning rules, we're helping build a robust and affordable housing market. This means we are more likely to keep and/or attract the next generation of workers and families needed to help our community thrive.



SCAN THE QR CODE FOR MORE INFORMATION ABOUT THE GREATER WATERTOWN COMMUNITY HEALTH FOUNDATION'S COMMUNITY INITIATIVES.