

ULTIMATE JANSVILLE RELOCATION GUIDE

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WELCOME TO JANESVILLE!

WISCONSIN'S PARK PLACE, AND A COMMUNITY FOR A LIFETIME

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Where to Live

In Janesville, your street sets your pace of life.

Which one are you?

- **The Historic Core:** Courthouse Hill & the Old Fourth Ward. Victorian mansions, tree-lined blocks, and a short walk to the revitalized ARISE riverfront. For those who love character and downtown at their doorstep.
- **The Growth Ring:** The Northeast side around Sheiffer Park. Brand-new subdivisions, the easiest I-90/39 access, and a quick hop to Milton. Newest builds and the fastest commute out of town.
- **The Homestead:** Milton, Evansville, Edgerton, or Orfordville. More land, room for gardens and chickens, small-town schools, and an unhurried pace — all within a short drive of the city.
- **The River Life:** Along the Rock River and out toward Lake Koshkonong. Water views, boating, and park-heavy living for buyers who want the outdoors as their backyard.

Janesville is an affordable market — the median home runs near \$300K, well under the state and national averages. The most sought-after streets sit in the central city; the best values are on the south and southeast sides. Commuting to Madison? Take I-90 north (about 45 minutes). Rockford or Chicago? I-90 runs south just as easily.

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Schools

For many families, the home search starts with the school. Here's how Rock County's public districts stack up — and why the boundary line matters as much as the rating. —focusing on those rated 7/10 or higher by **GreatSchools.org**.

- **The Contenders:** Milton, Evansville, and Janesville consistently lead Rock County's rankings. Milton and Evansville regularly earn top marks for community feel and academics, while Janesville's size gives families the most program choice.
- **High School Excellence:** Craig and Parker (Janesville), Milton High, Evansville High, and Edgerton High all offer strong AP slates. Evansville and Edgerton frequently rank among the state's better small high schools for college readiness.

Boundaries Tell the Rest

Ratings are only half the story. A "Janesville" mailing address doesn't guarantee a Janesville-district school — pockets feed into Milton or Evansville. Always confirm the attendance boundary for the exact street before you fall in love with a house.

- **The "New School" Bump:** Watch Milton and the growing Northeast attendance areas — new facilities and expanding tax bases are making them real competitors to the traditional favorites.

Gated Lifestyle

Want privacy & low maintenance?

True gated communities in Rock County are exceptionally rare. If restricted access and a lock-and-leave lifestyle are what you're after, here's where I'd point you instead.

- **Golf & Riverfront Enclaves:** Newer associations near Riverside Golf Course and the Rock River offer curated, high-standard streetscapes — the closest thing to the country-club feel Janesville has to offer.
- **Downtown & ARISE Lofts:** Secured-entry condos and riverfront lofts along the revitalized downtown — Janesville's version of a "gated" environment, with covered parking and no yard work.
- **Managed HOA Neighborhoods:** Many Northeast-side subdivisions don't have gates, but their homeowner associations deliver the curated aesthetic and predictable upkeep that gated-community buyers actually crave — controlled architecture, shared green space, and quiet, low-through-traffic streets.

Neighborhoods



COURTHOUSE HILL

Preserved Victorian mansions, tree-lined streets, summer concerts, and a walkable historic downtown.



OLD FOURTH WARD

Across the Rock River, historic homes, deep porches, and quiet, walkable charm.



RIVERSIDE & LOOK WEST

Mature trees, mid-century homes, Riverside Park, and spacious city living.

Neighborhoods



SHEIFFER PARK

Modern homes, spacious lots, a new park, and quick access to I-90/39 and Milton.



THE UPTOWN CORRIDOR

Shopping, dining, coffee, entertainment, and everyday convenience surrounding the Woodman's Sports & Convention Center.



THE ARISE RIVERFRONT

Revitalized riverfront living with lofts, local dining, live music, and walkable trails.

Neighborhoods



MILTON

Top-rated schools, welcoming neighborhoods, varied homes, and an easy commute to Janesville.



ROCKPORT

Affordable homes, friendly streets, and family living near Rockport Park's recreation and trails.



EDGERTON & LAKE KOSHKONONG

Waterfront living, boat launches, cottage charm, and an easy drive to Janesville.



The Janesville Edge

Why people stay.

- **Perfectly Positioned:** Right on the I-90 corridor: about 45 minutes to Madison, roughly 90 minutes to Chicago, minutes to Beloit and Rockford, and a short drive to Lake Geneva.
- **Genuinely Affordable:** A median home near \$300K sits well below Wisconsin's and the nation's averages — a rare combination of value and quality of life for first-time buyers and families alike.
- **The Anti-Traffic City:** A "rush hour" that would make a big-city commuter laugh. You'll spend your time on the river and the trails, not stuck on the interstate.
- **Wisconsin's Park Place:** An extraordinary parks system, 60-plus miles of trails along the Rock River, and the beloved Rotary Botanical Gardens — the outdoors is never more than a block away.
- **A Steady Economy:** Anchored by Mercyhealth and SSM Health, growing advanced manufacturing and tech (including SHINE Technologies), plus the Madison and Rockford job markets within easy reach.
- **Four Real Seasons:** A revitalized downtown, Janesville Jets hockey, a thriving farmers' market, and true four-season recreation — from summers on the water to winters on the trails.

Hospitals

TWO FULL-SERVICE HOSPITALS ANCHOR JANESVILLE, WITH A DEEP BENCH OF REGIONAL AND MADISON-AREA CARE WITHIN A SHORT DRIVE.

- Mercyhealth Hospital & Trauma Center - Janesville
- SSM Health St. Mary's Hospital - Janesville
- Beloit Memorial Hospital - Beloit
- Edgerton Hospital and Health Services - Edgerton
- Stoughton Health - Stoughton
- Fort Memorial Hospital - Fort Atkinson
- Mercy Walworth Hospital & Medical Center - Lake Geneva
- Aurora Lakeland Medical Center - Elkhorn
- Mercyhealth Rockton Avenue - Rockford, IL
- UW Health University Hospital - Madison
- SSM Health St. Mary's Hospital - Madison



READY TO FIND OUT MORE?

LET US HELP YOU FIND
YOUR NEXT HOME

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MEET MARISA VOELKEL

Nurse, Contractor & Buyer Advocate



MARISA VOELKEL
REALTOR®/BROKER

Most agents show you a house. I evaluate the structure, mechanicals, and long-term equity.

As a Registered Nurse (20 yrs), Licensed General Contractor, and Managing Broker, I look past fresh paint. I inspect foundations, health-and-safety environments, and hidden repair liabilities before you ever write an offer.

Whether you're relocating to Southern WI, buying your first home, or rightsizing into your next chapter, you get two distinct advantages:

- Pre-Offer Contractor Audit: A builder's evaluation uncovering structural risks and renovation costs before you sign.
- Lifestyle & Transition Planning: A care-focused approach ensuring your next home fits your long-term health, mobility, and goals.

I treat your health, money, and move like family.

*I'm not here to sell you a kitchen;
I'm here to ensure you buy the right home.*

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THANK YOU
AND WELCOME TO JANESVILLE!