

ULTIMATE MADISON RELOCATION GUIDE

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POWERED BY KW SIGNATURE

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WELCOME TO MADISON!

A CITY FOR
ALL SEASONS,
AND A
COMMUNITY
FOR A LIFETIME

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Where to Live

In Madison, your zip code defines your lifestyle.

Which one are you?

- **The Urban Isthmus:** Walk to the Willy St. Co-op and bike to the Terrace. Perfect for those who want historic charm and zero commute.
- **The Power Suburbs:** Middleton, Waunakee, or Verona. This is where you'll find the state's top-rated schools and the easiest path to the Epic campus.
- **The Homestead:** Oregon, Stoughton, or Mount Horeb. More land, room for chickens/gardens, and a slower, small-town pace.
- **The Lake Life:** Mendota, Monona, or Waubesa. Premium waterfront living with a private pier and sunset views.

Madison is a high-demand/low-inventory market. If you need a "top school" district on a budget, look at Sun Prairie or McFarland instead. If you work downtown, the Beltline commute is your biggest hurdle—choose your side of the city wisely.

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Schools

Choosing a home in Madison often starts with the school district. We've mapped out the top-performing public schools in Dane County—focusing on those rated 7/10 or higher by **GreatSchools.org**.

- **The Big Three:** Middleton-Cross Plains, Waunakee, and Verona consistently lead the pack, often ranking as the top three districts in the entire Madison metro area.
- **Top Elementary Picks:** Schools like Pope Farm (Middleton), Northside (Sun Prairie), and Shorewood Hills (Madison) are local favorites for their high academic marks and community involvement.
- **High School Excellence:** Middleton High and West High are frequently cited for their robust AP programs and college readiness.

Ratings tell part of the story, but boundaries tell the rest. In Madison, your street address can be the difference between a school rated a 9 and one rated a 4.

- **Don't assume:** Just because a house has a "Madison" address doesn't mean it's in the Madison Metropolitan School District; it could be in Middleton or Verona.
- **The "New School" Bump:** Watch for Sun Prairie and Verona—their brand-new facilities and growing tax bases are making them massive competitors to the traditional "top" districts.

Gated Lifestyle

Want to Live in a Gated Community?

The Gated (and Nearly Gated) Lifestyle True gated communities in Dane County are exceptionally limited. If you are looking for that level of restricted access, your search focuses almost exclusively on:

- **Bishop's Bay (Middleton):** The premier destination for luxury living with a country club feel. While not entirely gated, specific enclaves within the community offer the highest level of privacy and security in the area.
- **The Communities of Bishops Woods:** High-end condos and townhomes that offer a secluded, "lock-and-leave" lifestyle perfect for those splitting time between Madison and warmer climates.
- **Exclave Estates:** You'll find select gated driveways and private associations in areas like Shorewood Hills or Highlands, where the "gate" is for a specific cluster of multi-million dollar estates rather than an entire suburb.

For Security, Privacy, and Low Maintenance. In our market, I would pivot them toward:

1. **Luxury Condos (Downtown/Shorewood):** Secured building access with underground parking—Madison's version of a "gated" environment.
2. **Homeowner Associations (HOAs):** Neighborhoods like Hawks Landing or The Bergamont don't have gates, but they offer the curated, high-standard aesthetic gated-community buyers crave.

Neighborhoods



THE ISTHMUS (DOWNTOWN)

Urban environment,
walk everywhere,
100+ year old
homes.



WILLY STREET (NEAR EAST)

Quirky/Boho vibe,
heavy bike culture,
historic Victorians.



DUDGEON-MONROE (NEAR WEST)

High-end "Village" feel, walk
to Lake Wingra, premium
price-per-square-foot.

Neighborhoods



SHOREWOOD HILLS

Prestigious hills, private wooded lots, exclusive village-within-a-city.



NAKOMA

Classic 1920s architecture, manicured lawns, adjacent to the Arboretum.



TENNEY-LAPHAM

Lake-adjacent living, park-heavy, blend of young professionals and historic estates.

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Neighborhoods



HILL FARMS

Mid-century modern vibes, large lots, central West Side location.



HIGHLANDS

Ultra-luxury, sprawling estates, heavily wooded and maximum privacy.



SCHENK-ATWOOD:

Industrial-turned-trendy, craft breweries, strong community garden scene.



The Madison Edge

Benefits of Madison Living

- **20 Minutes to Anywhere:** The Dane County Regional Airport (MSN) is a stress-free 15-20 minute drive from downtown. No 2-hour TSA lines or \$100 Ubers here.
- **The "Anti-Traffic" City:** We have a "rush hour," but compared to Chicago or Atlanta, it's a breeze. You'll spend more time at the lake and less time on the Beltline.
- **Five Lakes, Not One Ocean:** Swap the salt for the Memorial Union Terrace. We have world-class dining (James Beard winners), the Overture Center for theater, and a nightlife scene fueled by the best craft beer in the country—all centered around our stunning lakefronts.
- **The Ultimate Midwest Hub:** You're perfectly positioned. Milwaukee is 75 minutes away, Chicago is a 2.5-hour drive, and Minneapolis is an easy weekend trip.
- **Economic Fortress:** With UW-Madison, state government, and tech giants like Epic Systems, the job market is incredibly stable.
- **Military Presence:** We are home to Truax Field (115th Fighter Wing), bringing a strong veteran community and high-tech aerospace jobs to the region.
- **Four Iconic Seasons:** Yes, we have winter—but we also have the best summers in the world. From ice fishing and skiing to boating and the nation's largest Farmers' Market, there is no "off-season."

Hospitals

WE HAVE SEVERAL WORLD-CLASS HOSPITALS IN
MADISON AND THE SURROUNDING AREAS,
INCLUDING:

- UW Health University Hospital – Madison
- UnityPoint Health – Meriter Hospital – Madison
- SSM Health St. Mary's Hospital – Madison
- UW Health East Madison Hospital (formerly The American Center) – Madison
- American Family Children's Hospital – Madison
- William S. Middleton Memorial Veterans Hospital (VA) – Madison
- Select Specialty Hospital – Madison
- UW Health Rehabilitation Hospital – Madison
- Stoughton Health – Stoughton
- SSM Health St. Clare Hospital – Baraboo
- Sauk Prairie Healthcare – Prairie du Sac
- Fort Memorial Hospital – Fort Atkinson
- Prairie Ridge Health – Columbus
- Upland Hills Health – Dodgeville
- Edgerton Hospital and Health Services – Edgerton



READY TO FIND OUT MORE?

LET US HELP YOU FIND
YOUR NEXT HOME

<https://MarisaVoelkel.kw.com>

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MEET MARISA VOELKEL

**Most agents see a house. I see a structure,
an investment, and a potential liability.**



MARISA VOELKEL
REALTOR®/BROKER

For 15 years, I navigated the **Madison-to-Janesville corridor**, as more than just a Broker. I am a **General Contractor**, a trained **Home Inspector**, and an active **Real Estate Investor**. While other agents are busy looking at the paint colors, I'm looking at the foundation, the mechanicals, and the long-term ROI.

I've lived in this community, worked on its homes, and invested my own capital here. Whether you're buying a 100-year-old home on the Isthmus or scaling an investment portfolio in Dane or Rock County, you aren't just getting a Realtor—you're getting an expert who knows how to deconstruct a property before you ever sign a contract.

You get someone who treats you like family.

When I'm not serving clients, I'm grounded in the Southern Wisconsin lifestyle—homesteading, gardening, and enjoying the outdoors.

***I'm not here to show you a kitchen;
I'm here to protect your money.***

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THANK YOU

AND WELCOME TO MADISON!