



Senior Living Resource Guide

ROCK · DANE · WALWORTH · JEFFERSON COUNTIES

Independent Living · Assisted Living · Memory Care · Skilled Nursing · Life Plan Communities

A community resource covering senior housing and care options within roughly 30 miles of Janesville:

- What each community offers
- The type of housing you'd live in
- Regional cost benchmarks
- How to think about availability and waitlists
- Communities where you can live in your own home on campus while services come to you

Provided with care by

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How to Use This Guide

Choosing where and how to live in the next chapter is one of the biggest housing decisions a family makes — and it comes up frequently in my work with rightsizing homeowners across Rock, Dane, Walworth, and Jefferson counties. This guide gathers the senior living communities within roughly 30 miles of Janesville in one place, so you can compare options calmly, before there's a crisis.

The Levels of Care, in Plain Language

Independent Living (IL) — Maintenance-free apartments, condos, or cottages for active adults (usually 55+). Meals, housekeeping, activities, and transportation are often available. No personal care is included.

Assisted Living (AL) — Housing plus help with daily activities — bathing, dressing, medications, meals. In Wisconsin, most assisted living is licensed as a CBRF (community residence, 5+ adults), an RCAC (private apartments with services), or an Adult Family Home (a shared home serving 3–4 adults).

Memory Care (MC) — Secure, specialized assisted living for people living with Alzheimer's disease or other dementias, with trained staff and structured programming.

Skilled Nursing / Rehab (SN) — 24-hour nursing care in a licensed nursing home — both long-term care and short-term rehabilitation after a hospital stay. Medicare may cover qualifying short-term rehab; long-term stays are private pay, long-term-care insurance, or Medicaid.

Life Plan / CCRC — One campus with the full continuum — independent homes or apartments through skilled nursing — so a resident can move to a higher level of care without leaving the community. Some require an entrance fee or buy-in.

Housing Types — What You'd Actually Live In

Each listing is marked with the housing you would occupy: **Homes/Cottages** (single-family-style residences on campus) · **Duplex/Condo** · **Apartments** · **Suites/Studios** (private room and bath within a community building) · **Residential Home** (a shared house, typically 4–20 residents).

◆ LIVE IN YOUR OWN HOME, ON CAMPUS

A handful of communities in our area let you own or lease your own cottage, duplex, or condo on the campus — with maintenance handled, wellness services available at your door, and priority access to assisted living or nursing care if it's ever needed. These are marked with a ◆ throughout the guide. They are consistently the most asked-about option among the rightsizing families I work with — and often the most waitlisted.

What Things Cost — Regional Benchmarks

An honest note first: communities set and change their own rates, and most price by care level after an assessment. Printed prices go stale quickly, so this guide uses verified regional ranges rather than quoting an exact figure for every building. Treat these as budgeting benchmarks and confirm current rates directly with each community.

CARE LEVEL	TYPICAL MONTHLY RANGE (OUR AREA)	NOTES
Independent senior apartments / 55+	≈ \$1,200 – \$3,500	Varies widely; some are income-based. Meals/services may add to base rent.
Independent cottage, duplex, or condo (Life Plan campus)	Monthly fee by home size; some campuses add an entrance fee or buy-in	Ask what the fee covers (maintenance, wellness, dining credits) and how care access works.
Assisted living	≈ \$4,200 – \$6,500	Rock County averages have run near \$4,600; the 2025 statewide median is about \$6,540. Base rate + care tier is common.
Memory care	≈ \$5,500 – \$8,200	Typically 20–30% above assisted living due to staffing and secure design.
Skilled nursing (long-term)	≈ \$9,700 – \$10,700 (semi-private)	Janesville-area surveys near \$9,700/mo; 2025 Wisconsin median about \$10,646. Medicare may cover qualifying short-term rehab only.

Benchmark sources: CareScout/Genworth Cost of Care Survey (2025 data, released March 2026) and regional senior-living market surveys, 2025–2026. Where a community publishes a starting rate, it appears in that community's listing.

A Word About Wait Times

Families ask about wait times often — and it's an area where printed numbers would mislead you. Waitlists change weekly and most communities don't publish them. What holds true as a pattern: **independent cottages, duplexes, and condos on Life Plan campuses are the most waitlisted** (often many months to a year or more); **memory care** beds are limited and frequently waitlisted; **assisted living** openings come and go month to month; and **short-term rehab**

placement usually happens quickly through hospital discharge planning. Each listing notes the availability pattern to expect — always call the community for today's answer, and if a waitlist matters to your timeline, get on it early. Joining a list rarely obligates you to move.

Also good to know

Small adult family homes: beyond the communities listed here, Rock and surrounding counties license dozens of 3–8 resident adult family homes offering assisted living and memory care in a true home setting. The Wisconsin DHS Provider Search (dhs.wisconsin.gov) lists every licensed provider and its inspection history — a smart stop before any tour. **Aging & Disability Resource Center (ADRC) of Rock County** provides free, unbiased options counseling and benefits guidance: 608-741-3600.

Cedar Crest — Life Plan Community ♦

1702 S. River Road, Janesville · (608) 756-0344 · cedarcrestlife.com

CARE: Independent Living · Assisted Living · Memory Care · Skilled Nursing & Rehab (CCRC)

HOUSING: Cottages (single-family style, 1,200–1,800 sq ft) · Apartments · Suites

Faith-based non-profit on 60+ acres along the Rock River, serving adults 55+. Residents get priority access to every level of care on one campus; the health center carries a 5-star Medicare rating. Waterford Place, its 107-apartment RCAC, offers private apartments with scheduled supportive services.

Cost: Monthly fee by residence and care level; call for current rates. **Availability:** Cottage/condo waitlists are common (often 6–12+ months); apartment and care-level openings vary.

Oak Park Place Janesville

Near Rotary Botanical Gardens & St. Mary's Janesville Hospital · (608) 530-5700 · oakparkplace.com

CARE: Independent Living · Assisted Living (RCAC) · Memory Care **HOUSING:** Apartments
Continuing-care style community with no entry fee. Dedicated assisted living neighborhood with its own wellness center, café, library, and salon; higher levels of care available on site as needs change.

Cost: Rental model, priced by care level; call for current rates. **Availability:** Openings vary month to month — call to confirm.

Huntington Place (Ciel Senior Living)

3801 N. Wright Road, Janesville · (608) 868-5035 · cielseniorliving.com

CARE: Independent Living · Assisted Living · Memory Care **HOUSING:** Apartments (studio, 1BR, 2BR) · Memory care households

Campus setting near Pine Tree Plaza with restaurant-style dining, salon, library, and gardens. Assisted living building accommodates up to 48 residents; three smaller memory care households on the same campus.

Cost: Published starting rates have run about \$2,889/mo (IL, 1BR) and \$4,925/mo (AL studio); verify current pricing. **Availability:** Openings vary month to month — call to confirm.

Willowick Assisted Living — Janesville

2860 Liberty Lane, Janesville · (608) 774-2104 · willowicksenior.com

CARE: Independent Living · Assisted Living · Memory Care **HOUSING:** Suites/Studios on a single-floor plan

32-bed community on one accessible level, a few blocks from Kiwanis Park and the Janesville Mall area. Chapel, general store, activity and billiards rooms; locally operated with campuses in Beloit and Clinton.

Cost: Base rate plus care tier; call for current rates. **Availability:** Openings vary month to month — call to confirm.

Our House Senior Living — Janesville

Two Janesville residences (Assisted Care & Memory Care) · AL (608) 756-1340 · MC (608) 756-9030 · ourhousesl.com

CARE: Assisted Living · Memory Care **HOUSING:** Residential home (ranch-style shared house)

Home-cooked meals, medication management, and a family-like scale — the whole community is about the size of a large ranch home, which many residents prefer to a big building. Separate secured memory care residence.

Cost: All-inclusive daily/monthly rate; call for current rates. **Availability:** Memory care beds are limited; waitlists are common.

Hawthorne Home

Janesville (quiet residential neighborhood)

CARE: Residential Care · Memory Care **HOUSING:** Residential home (8 residents)

Small 8-bed home offering personalized memory care in a true house setting — an option families choose when a large community feels overwhelming. Rock County licenses many similar 3–8 bed homes (see page 3).

Cost: Call for current rates. **Availability:** Very limited beds by design — openings are occasional.

First Senior Apartments I & II

Janesville

CARE: Independent 55+ Apartments **HOUSING:** Apartments (1BR & 2BR)

Smoke-free apartment homes for adults 55 and older — independent living without care services, frequently praised for responsive maintenance and a safe, quiet atmosphere. A budget-friendly rightsizing step.

Cost: Market-rate senior apartments — among the area's most affordable options.

Availability: Turnover-based; ask about the list.

St. Elizabeth Nursing Home

109 S. Atwood Avenue, Janesville · (608) 752-6709

CARE: Skilled Nursing · Short-Term Rehab **HOUSING:** Private & semi-private nursing rooms
Faith-based skilled nursing in central Janesville offering long-term care and short-term rehabilitation.

Cost: See skilled nursing benchmarks, page 3. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

Mercy Manor Transition Center (Mercyhealth)

1000 Mineral Point Avenue, Janesville · (608) 756-6050

CARE: Skilled Nursing · Transitional Rehab **HOUSING:** Nursing rooms

Hospital-affiliated transitional care adjacent to Mercyhealth — typically a short-term stop between hospital and home, with therapy services on site.

Cost: Qualifying short-term rehab is often Medicare-covered. **Availability:** Placed through hospital discharge planning.

Rock Haven (Rock County)

3400 County Road F, Janesville · (608) 757-5399 · co.rock.wi.us

CARE: Skilled Nursing · Short-Term Rehab **HOUSING:** All-private nursing rooms with private baths

Rock County's publicly owned 128-bed skilled nursing facility — every room is private with an attached bath. Rated High Performing for short-term rehab by U.S. News; participates in Medicare and Medicaid.

Cost: See skilled nursing benchmarks, page 3; Medicaid accepted. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

MILTON · EDGERTON ·
EVANSVILLE · FOOTVILLE

Rock County small towns

Milton Senior Living

Milton · (608) 868-3000 · greatlakesseniorkiving.com

CARE: Assisted Living · Memory Care **HOUSING:** Suites/Studios (53-bed homelike community)

Peaceful small-town setting with an active, friendly community feel — a frequent choice for Milton and north-Janesville families who want care close to home.

Cost: Base rate plus care tier; call for current rates. **Availability:** Openings vary month to month — call to confirm.

Homestead Apartments

620 E. St. Mary Street, Milton

CARE: Independent 55+ Apartments **HOUSING:** Apartments

Independent senior apartment living in Milton — no care services, just rightsized, low-maintenance living.

Cost: Market-rate senior apartments. **Availability:** Turnover-based; ask about the list.

Heartwarming House

238 E. Madison Avenue, Milton

CARE: Assisted Living · Memory Care **HOUSING:** Residential home (16 residents)

Small home-style community offering dementia care, wellness visits, and medication management.

Cost: Call for current rates. **Availability:** Memory care beds are limited; waitlists are common.

Edgerton Care Center

313 Stoughton Road, Edgerton · (608) 884-1330

CARE: Skilled Nursing · Short-Term Rehab **HOUSING:** Nursing rooms

Edgerton's skilled nursing facility, minutes from Edgerton Hospital — long-term care plus rehab after surgery or hospitalization.

Cost: See skilled nursing benchmarks, page 3. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

Our House Senior Living — Edgerton

Edgerton · ourhousesl.com

CARE: Assisted Living · Memory Care **HOUSING:** Residential home

The same home-style model as Our House Janesville — secured memory care with staff trained for exit-seeking behaviors, in a residential setting.

Cost: All-inclusive rate; call for current rates. **Availability:** Memory care beds are limited; waitlists are common.

The Heights at Evansville Manor

470 Garfield Avenue, Evansville · (608) 882-5700 · theheightsal.com

CARE: Assisted Living · Memory Care · Skilled Nursing & Rehab · Respite **HOUSING:** Assisted living suites + nursing rooms on one campus

A rare small-town campus with assisted living and skilled nursing together — helpful for couples with different care needs, and for aging in place without changing towns.

Cost: Priced by care level; call for current rates. **Availability:** AL openings vary; rehab placed via discharge planning.

Kelly House

121 S. 5th Street, Evansville

CARE: Assisted Living **HOUSING:** Suites in a small community

Small assisted living residence in downtown Evansville with a strong local reputation.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Prairie View Manor

111 Commercial Drive, Footville

CARE: Assisted Living · Memory Care **HOUSING:** Suites/Studios

Assisted living and dementia care with 24/7 staffing in the village of Footville, minutes west of Janesville.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

BELOIT · CLINTON

Southern Rock County / Stateline

Riverside Terrace (Beloit Health System) ◆

3055 S. Riverside Drive, Beloit · (608) 365-7222 · beloithealthsystem.org

CARE: Independent Living with Residential Care (RCAC) **HOUSING:** Private 1BR & 2BR apartments overlooking the Rock River

Designed for people who want to live independently in their own apartment while 24-hour staff and residential care services are available as needed — with the resources of Beloit Health System behind it. The closest thing in Beloit to “your own place, with services on call.”

Cost: Apartment rent plus selected services; call for current rates. **Availability:** Openings vary month to month — call to confirm.

Beloit Senior Living & The Gardens

2250 W. Hart Road, Beloit · (608) 312-2370 · greatlakesseniorliving.com

CARE: Independent Living · Assisted Living **HOUSING:** Apartments (1BR & 2BR)

Newer community across from Beloit Memorial Hospital, built by an operator with 15+ years running Wisconsin communities — independent apartments for those who want to stay independent, with AL support available.

Cost: Rental model; call for current rates. **Availability:** Openings vary month to month — call to confirm.

Willowick — Beloit Campus

3024 S. Bartells Drive, Beloit · (608) 774-2104 · willowicksenior.com

CARE: Independent Living · Assisted Living · Memory Care **HOUSING:** Suites/Studios

Locally operated campus offering the full traditional range — activities, dietary, housekeeping, nursing and care staff — with consistently strong marks for staff professionalism and grounds.

Cost: Base rate plus care tier; call for current rates. **Availability:** Openings vary month to month — call to confirm.

The Suites at Beloit

2122 Pioneer Drive, Beloit

CARE: Assisted Living **HOUSING:** Suites (multiple floor plans)

Assisted living with personal care, medication management, and housekeeping in a suite format.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Azura Memory Care — Beloit

Colony Court, Beloit (two homes) · (608) 295-2764 · azuramemory.com

CARE: Memory Care · Respite **HOUSING:** Residential homes (8–12 residents each)

Dedicated dementia care with high caregiver-to-resident ratios and MOSAIC engagement programming; families consistently describe it as a true home. On-site respite available.

Cost: Memory care rates — see page 3 benchmarks; call for current rates. **Availability:** Memory care beds are limited; waitlists are common.

Sun Valley Homes

Multiple Beloit locations

CARE: Assisted Living · Memory Care **HOUSING:** Residential homes (4–15 residents)

A cluster of small home-style residences across Beloit — individualized care plans in neighborhood settings.

Cost: Call for current rates. **Availability:** Small homes — openings occasional; call across locations.

Beloit Health & Rehabilitation Center

1905 W. Hart Road, Beloit · (608) 365-2554

CARE: Skilled Nursing · Short-Term Rehab **HOUSING:** Nursing rooms

Skilled nursing and rehabilitation on Beloit's west side, near Beloit Memorial Hospital.

Cost: See skilled nursing benchmarks, page 3. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

Autumn Lake Healthcare at Beloit

2121 Pioneer Drive, Beloit · (608) 365-9526

CARE: Skilled Nursing · Short-Term Rehab **HOUSING:** Nursing rooms

Skilled nursing facility offering long-term care and post-acute rehabilitation.

Cost: See skilled nursing benchmarks, page 3. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

Willowick in Clinton & Willowick Moments Memory Care

304–306 Ogden Avenue, Clinton · (608) 774-2104 · willowicksenior.com

CARE: Assisted Living · Memory Care **HOUSING:** Suites/Studios (34 residents)

Village-scale assisted living and dedicated memory care serving Clinton and the southeastern corner of Rock County, part of the locally owned Willowick family.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Alden Meadow Park Health Care Center

709 Meadow Park Drive, Clinton · (608) 676-2202

CARE: Skilled Nursing · Short-Term Rehab **HOUSING:** Nursing rooms

Clinton's skilled nursing and rehabilitation center — long-term care in a small-town setting.

Cost: See skilled nursing benchmarks, page 3. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

Azura Memory Care — Clinton

805 Sue Lane, Clinton · (608) 676-4056 · azuramemory.com

CARE: Memory Care **HOUSING:** Residential home

Azura's dedicated dementia-care model in a residential Clinton setting.

Cost: Call for current rates. **Availability:** Memory care beds are limited; waitlists are common.

WHITEWATER · FORT ATKINSON

Walworth & Jefferson Counties

Fairhaven Senior Services — Life Plan Community ♦

435 W. Starin Road, Whitewater · (262) 473-2140 · fairhaven.org

CARE: Independent Living · Assisted Living · Memory Care (Hearthstone) · Skilled Nursing (CCRC) **HOUSING:** Duplex ranch homes (55+) · Apartments · Suites

Non-profit Life Plan community (est. 1962, UCC-affiliated) blocks from UW-Whitewater, known for its intergenerational programming with the university. Duplex ranch homes include interior and exterior maintenance, wellness services, and a new community center; assisted living completed a \$12M renovation. Residents move through levels of care without leaving campus.

Cost: Published independent-living rates have started near \$1,202/mo; homes and care levels priced individually — verify current rates. **Availability:** Duplex homes are sometimes built to order — plan ahead; cottage/condo waitlists are common (often 6–12+ months); apartment and care-level openings vary.

Mulberry Glen

Whitewater

CARE: Independent Living · Assisted Living · Memory Care **HOUSING:** Apartments · Suites

Whitewater campus offering the full independent-through-memory-care range in one location.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Aster Retirement Community of Fort Atkinson

Fort Atkinson

CARE: Independent Living · Assisted Living **HOUSING:** Apartments (60 units: studio, 1BR, 2BR)

One of the area's newest communities — city convenience with a neighborhood feel, and a modern building for those who want new construction.

Cost: Rental model; call for current rates. **Availability:** Newer building — availability tends to be better than average; call.

Reena Senior Living

Reena Avenue, Fort Atkinson (near WI-26 & US-12) · (920) 542-1521 · reenaseniorliving.com

CARE: Assisted Living · Memory Care **HOUSING:** Suites/Studios

25+ years of experience near the Rock River, with customized care plans and modern air-purification and safety technology throughout the building.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Wellington Place at Fort Atkinson & Wellington Meadows

Fort Atkinson (two campuses) · (920) 563-6959 · wisconsinillinoiseniorhousing.org

CARE: Assisted Living · Memory Care **HOUSING:** Suites in homelike buildings (20-bed & 28-bed)

Two sister CBRF communities — Wellington Meadows sits on five acres — offering assisted living and memory care at a personal scale.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Black Hawk Senior Residence

W. Blackhawk Drive, Fort Atkinson

CARE: Assisted Living · Memory Care **HOUSING:** Suites (1BR & 2BR options)

West-side Fort Atkinson community emphasizing resident choice, including one- and two-bedroom layouts — less common in assisted living.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Rock River Nursing & Rehab

430 Wilcox Street, Fort Atkinson · (920) 563-5533

CARE: Skilled Nursing · Short-Term Rehab **HOUSING:** Nursing rooms (87 beds)

Fort Atkinson's skilled nursing and rehabilitation facility — long-term care and post-hospital rehab close to Fort Memorial Hospital.

Cost: See skilled nursing benchmarks, page 3. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

Sienna Crest — Fort Atkinson

Fort Atkinson · (920) 568-1840 · siennacrest.com

CARE: Assisted Living · Memory Care **HOUSING:** Private rooms with private baths

Part of a Wisconsin family of small assisted living homes; the memory care residence serves those with Alzheimer's and related dementias.

Cost: Call for current rates. **Availability:** Memory care beds are limited; waitlists are common.

Skaalen Retirement Services ♦

400 N. Morris Street, Stoughton (+ Skaalen Village, McFarland) · (608) 873-5651 · skaalen.com

CARE: Independent Living · Assisted Living (RCAC & CBRF) · Memory Care · Skilled Nursing & Rehab (CCRC) **HOUSING:** Independent condominiums (single-story, with yards) · Apartments · Suites · Nursing rooms

Serving seniors since 1900 — a Lutheran-affiliated non-profit with the full continuum on one campus, plus retirement condominiums in both Stoughton and McFarland. The nursing and rehab center is rated High Performing for both short-term rehab and long-term care, with a warm-water therapy pool and wellness center. Independent condos come with services available and priority transition to higher care.

Cost: Condo, apartment, and care-level pricing vary; call for current rates. **Availability:** Independent homes have historically carried waitlists of a year or more — get on early; other levels vary.

Stoughton Meadows

2321 Jackson Street, Stoughton · (920) 381-5078 · stoughtonmeadows.com

CARE: Assisted Living **HOUSING:** Suites (45-bed community)

Individualized assisted living care in Stoughton with a strong quality reputation.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Dimensions Living Stoughton

Stoughton

CARE: Assisted Living · Memory Care **HOUSING:** Suites/Studios

Highly rated assisted living and memory care serving Stoughton and southern Dane County.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Nazareth Health & Rehabilitation (Complete Care)

814 Jackson Street, Stoughton · (608) 873-6448

CARE: Skilled Nursing · Short-Term Rehab **HOUSING:** Nursing rooms (99 beds)

Stoughton's second skilled nursing option alongside Skaalen — long-term care and post-acute rehabilitation.

Cost: See skilled nursing benchmarks, page 3. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

Sienna Crest — Oregon

981 Park Street, Oregon · (608) 835-7781 · siennacrest.com

CARE: Assisted Living **HOUSING:** 24 private rooms with private baths

Small, home-scale assisted living with 24-hour staff, all meals, medication administration, and housekeeping.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

BeeHive Homes of Oregon

Oregon

CARE: Memory Care **HOUSING:** Residential home (16 units)

Purpose-built memory care that looks and feels like a residential home — a newer building families praise.

Cost: Call for current rates. **Availability:** Memory care beds are limited; waitlists are common.

Main Street Senior Living

135 S. Main Street, Oregon · (608) 835-3535

CARE: Independent Living **HOUSING:** Apartments (boutique community)

Newly remodeled, faith-driven boutique independent living in downtown Oregon with trained caregivers on site.

Cost: Call for current rates. **Availability:** Newly reopened — availability currently favorable; call.

Harmony of McFarland

5206 Paulson Court, McFarland

CARE: Assisted Living · Memory Care **HOUSING:** Suites/Studios

Assisted living and memory care with active programming — convenient for families on the Madison side.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

RidgeStone Village & RidgeStone Court ♦

Delavan (with a sister campus in Elkhorn) · ridgestonevillage.com

CARE: Assisted Living (CBRF) · RCAC Apartments · Memory Care · Continuing Care

HOUSING: Private apartments (RCAC, 37 units) · Suites (CBRF, 20 residents)

Locally owned and operated, with the RCAC option letting residents keep a private apartment while services scale up — the own-apartment-with-care model on the Walworth County side.

Cost: Apartment rent plus services; call for current rates. **Availability:** Openings vary month to month — call to confirm.

Vintage on the Ponds

N4901 Dam Road, Delavan · (262) 728-2171 · vintageonthepondswi.com

CARE: Assisted Living · Memory Care · On-site Rehab & Respite **HOUSING:** Suites (up to 70 residents)

Larger Delavan community pairing assisted living and dementia care with rehabilitation services on site.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Delavan Health Services

905 E. Geneva Street, Delavan · (262) 728-6319

CARE: Skilled Nursing · Rehab · Memory Care · Hospice Support **HOUSING:** Nursing rooms
Skilled nursing since 1970 with PT/OT/speech therapy, specialized clinical services, and long-term care.

Cost: See skilled nursing benchmarks, page 3. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

Rosewood Manor

Delavan Lake area, Delavan

CARE: Assisted Living · Memory Care **HOUSING:** Residential home (8 residents)

State-licensed 8-bed home, VA-certified, caring for residents from independent to total care — with escorted transportation and an affordable, family-scale model.

Cost: Call for current rates. **Availability:** Very limited beds by design — openings occasional.

The Waterford at Fitchburg

Fitchburg

CARE: Assisted Living · Memory Care **HOUSING:** Apartments/Suites

Established Fitchburg community at the southern edge of the Madison metro.

Cost: Madison-area pricing runs above Rock County averages; call for current rates.

Availability: Openings vary month to month — call to confirm.

Four Winds Manor

303 S. Jefferson Street, Verona · (608) 845-6465

CARE: Skilled Nursing · Short-Term Rehab **HOUSING:** Nursing rooms (44 beds)

Family-scale skilled nursing in downtown Verona — at the 30-mile edge for Janesville families with ties to Madison's west side.

Cost: See skilled nursing benchmarks, page 3. **Availability:** Short-term rehab typically placed via hospital discharge; long-term availability varies — call.

Noel Manor Retirement Living

Verona

CARE: Independent Living · Assisted Living **HOUSING:** Apartments

Independent and assisted living in Verona — right at the 30-mile edge for Janesville families with adult children on Madison's west side.

Cost: Call for current rates. **Availability:** Openings vary month to month — call to confirm.

Madison proper — including larger Life Plan campuses such as Oakwood Village and Capitol Lakes — sits just beyond the 30-mile line. If the right fit for your family is on the Madison side, I'm glad to help you compare those options too.

Not Sure Where to Start?

A strong concern I hear often: “We know a change is coming, but we don’t know whether it’s a smaller home, a condo, a community like the ones in this guide — or simply staying put with some changes.” The honest answer is that the right door is different for every family, and it depends on your health picture, your finances, your home’s condition, and your timeline.

That’s exactly what my background is built for. I’ve spent nearly 20 years in nursing, I’m a licensed general contractor, and I’m a broker who works with rightsizing families every week — so we can look at the medical, the house, and the market in one conversation.

The Rightsizing Readiness Review

A complimentary, no-obligation working session. Together we’ll walk through:

- Your three doors — stay and adapt, rightsize to a new home, or transition to a community
- What your current home is realistically worth, and what it needs before a sale
- How community costs in this guide compare with the cost of staying put
- A timeline that works for you — including getting on the right waitlists early

Call or text 608-322-2360 · mvoelkel@kw.com



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This guide is provided as a community resource and was compiled in July 2026 from community websites, state and Medicare data, and regional cost surveys. Direct phone numbers were verified in July 2026 against community websites, the Wisconsin DHS provider directory, and Medicare/CMS records. Services, rates, and availability change; always verify details directly with each community. Inclusion is not an endorsement, and no community paid to be listed. Marisa Voelkel and Keller Williams Realty Signature are not affiliated with the communities listed and do not provide medical, legal, or financial advice. For every licensed provider and its inspection history, visit the Wisconsin DHS Provider Search at dhs.wisconsin.gov. For free, unbiased options counseling, contact the ADRC of Rock County at 608-741-3600.