

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

UW LAW

HOUSING GUIDE

— 2024 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

VeryApt

Intelligent Apartment Search

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Top apartments, based on the feedback of UW Law students

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GETTING THE MOST OUT OF THE GUIDE



Start with the Housing Facts section. This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



Read about different neighborhoods and narrow down your search to parts of the city that you like most.



Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



Visit [VeryApt.com](https://www.veryapt.com) to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Madison. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location

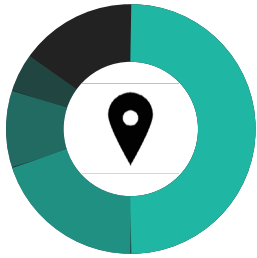


Safety

Based on their feedback, we compiled a list of the best apartment buildings for students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

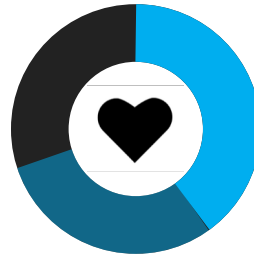
DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

Where UW Law students live



- 50%** Capitol
- 20%** Tenney-Lapham
- 10%** Greenbush
- 5%** Eagle Heights
- 15%** Other

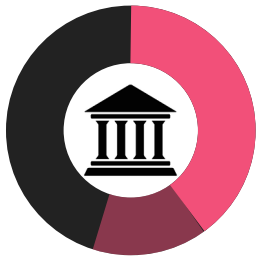
Who UW Law students live with



- 40%** Alone
- 30%** Spouse/partner
- 30%** Roommate (excluding spouse/partner)

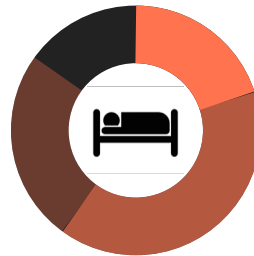
31% of UW Law students live with pets

What type of properties UW Law students live in



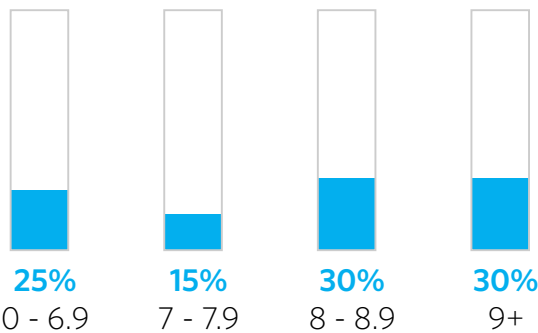
- 40%** Large property (50+ units)
- 15%** Mid-size property (20-49 units)
- 45%** Small property (2-9 units)

What size residences UW Law students live in



- 20%** Studios or efficiencies
- 40%** One bedrooms
- 25%** Two bedrooms
- 15%** Three or more bedrooms

Distribution of property ratings



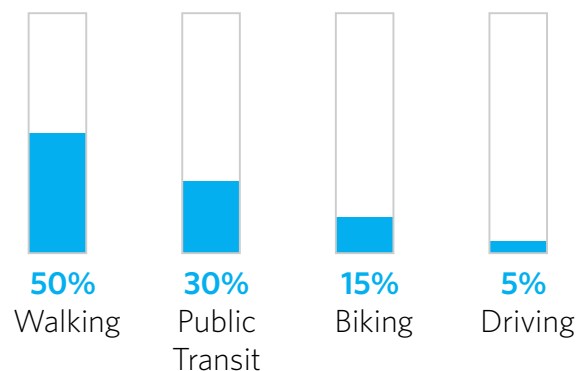
Average rent by apartment size



Rent versus own



Commute methods



Rent with Confidence

Time Savers



All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

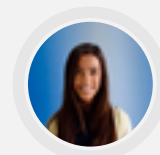


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com



MADISON NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Wisconsin Law students



1 Capitol

 50% of Wisconsin Law students

The Capitol neighborhood is the most popular for Wisconsin Law students. The area offers easy access to class as well as a bustling nightlife scene.

2 Tenny-Lapham/ Marquette

 20% of Wisconsin Law students

These neighborhoods boast plenty of green spaces, locally owned shops, and a variety of housing options. They're on the quieter side, but downtown is a short walk away.

Other Neighborhoods

 less than 5% each

- 5 Regent**
- 6 Dudgeon-Monroe**
- 7 West Madison**

3 Greenbush

 10% of Wisconsin Law students

Greenbush is a residential area just below campus with a lot of young professionals. The walk to downtown is doable, and public transportation makes any trip easy.

4 Eagle Heights

 5% of Wisconsin Law students

Eagle Heights is a diverse community of graduate students, faculty members, and families. The scenery is beautiful, but more popular nightlife options are a bit far away.



Capitol

Tons of Students

ABOUT CAPITOL

Capitol is a vibrant neighborhood located right next to the University of Wisconsin-Madison. A majority of students live here because of the commute and the amazing nightlife in certain parts of the neighborhood. If you're looking to live in the center of social life, Capitol is ideal.

Popular for Students

Nightlife

Short Commute to Class

Bars and Restaurants

Comedy Clubs

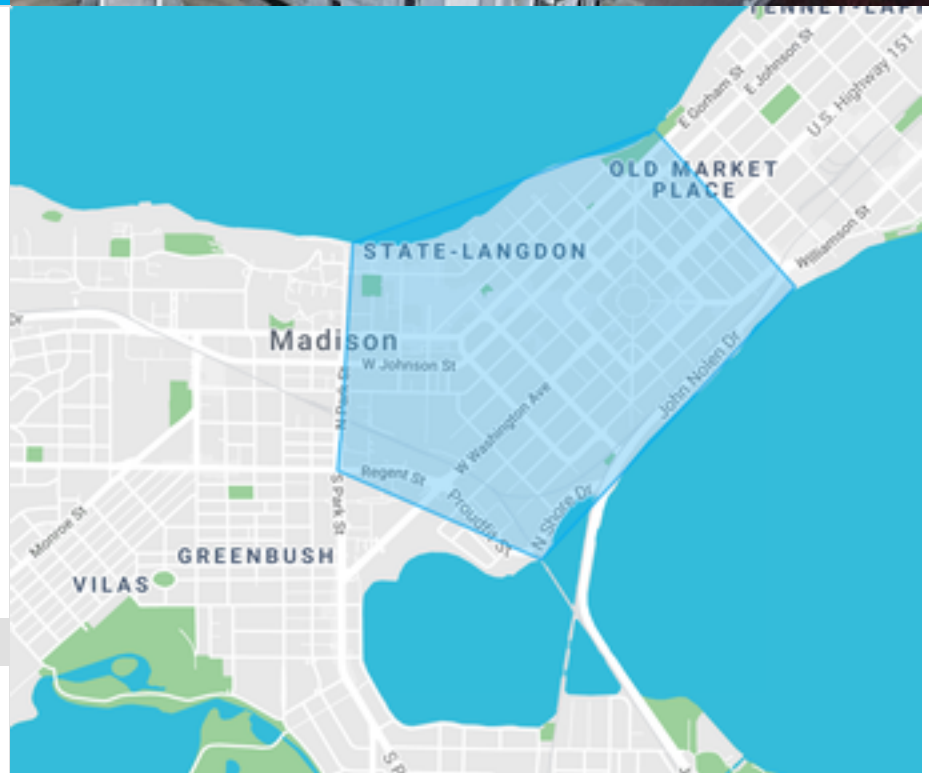
Social Life

MEDIAN RENTS IN CAPITOL

\$1,500
Studio

\$1,800
1 Bedroom

\$2,000
2 Bedroom



WHAT RESIDENTS THINK ABOUT CAPITOL



Review by **UW Law Student**

MADISON PARK

I feel VERY safe on the east side of the Capitol. My apartment is only a couple blocks from city hall and the justice department so there is a comforting level of police presence. There is so much to do within walking distance including restaurants and bars, Lake Monona, and lots of free events around the Capitol and Capitol square like the weekly farmer's market and concerts on the square.



Review by **UW Law Student**

BAY SHORE

I love the proximity to James Madison Park and the Capitol. I think this is one of the best areas of Madison because of the access to Lake Mendota and the Capitol for restaurants, bars, the Farmers Market, etc.

Tenney-Lapham

Convenient to Downtown, with hip shops and great parks

ABOUT TENNEY-LAPHAM

Tenney/Lapham Marquette is located right next to Capitol, but most people come here so they can get a break from the constant nightlife and Downtown lifestyle. It is a bit further from campus but for someone who wants a more relaxing lifestyle, it is definitely worth the commute.

Quiet neighborhood

Quick bus ride to campus

Scenic

Relaxing Lifestyle



MEDIAN RENTS IN TENNEY-LAPHAM

\$1,200

Studio

\$1,450

1 Bedroom

\$1,850

2 Bedroom

WHAT RESIDENTS THINK ABOUT TENNEY-LAPHAM



Review by [UW Law Student](#) 📍 G 1025 E GORHAM ST

This is a very good neighborhood with a pretty even mix of homeowners vs. renters. It's a really nice community with a neighborhood pantry where you can drop off and pick up food as you like. It's also very close to multiple lakes, parks, and bike baths, and it's a short bus or bike ride to campus!



Review by [UW Law Student](#) 📍 GALAXIE

The neighborhood is super safe, pet friendly, and mostly young professionals and graduate students. It is great walking the dog in the afternoon and you'll see other families out and you're close to public parks and the capital!

Greenbush

Residential neighborhood with a variety of housing options

ABOUT GREENBUSH

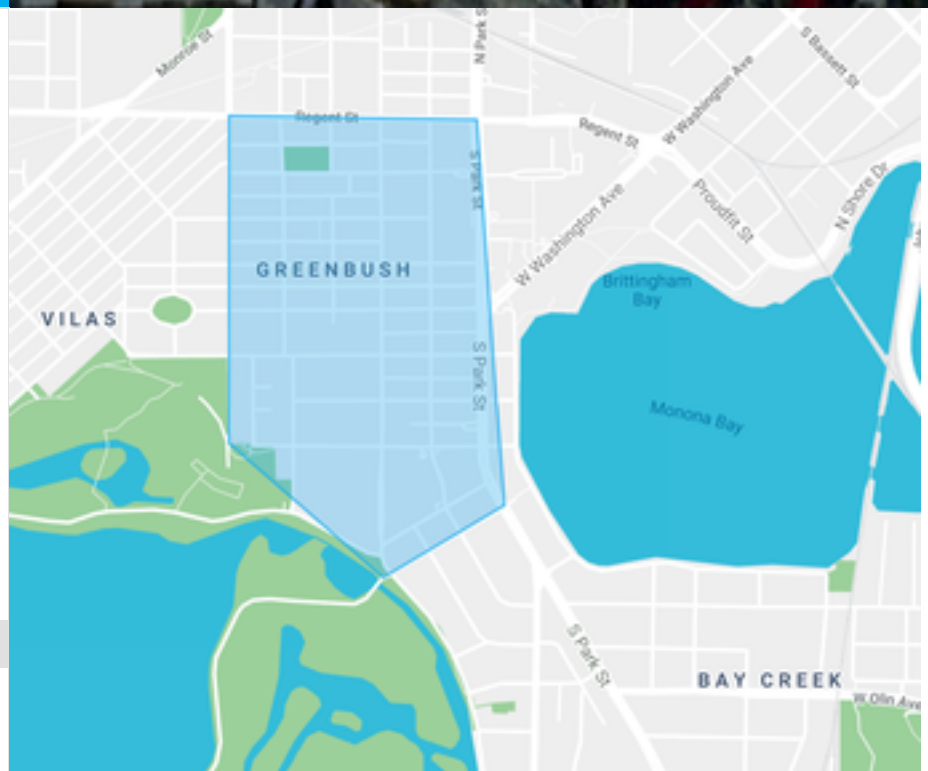
With a plethora of housing options, Greenbush is the ideal neighborhood for a student looking to live with a group of friends. The rents are affordable and the houses are sizable. Be sure to check out Lucky's Bar and Grill for a great hangout spot.

Houses

Not as Many Students

Residential

Restaurants and Bars



MEDIAN RENTS IN GREENBUSH

\$1,300

Studio

\$1,600

1 Bedroom

\$1,900

2 Bedroom

WHAT RESIDENTS THINK ABOUT GREENBUSH



Review by [UW Law Student](#) 📍 LONGFELLOW LOFTS

20 minute walk to campus, 20 minutes to the cute part of Monroe Street, maybe 25/30 to downtown. Neighborhood itself is very quiet, very little noise from the hospital, but walkable to a good amount of stuff.



Review by [UW Law Student](#) 📍 COLLEGE STN

Safe, quiet (except on game days), close to school and Vilas park. Not many (good) restaurants near by, but it is close to Regent St. and somewhat close to Park St.



Eagle Heights

UW Community for Graduate Students, Faculty, and Staff

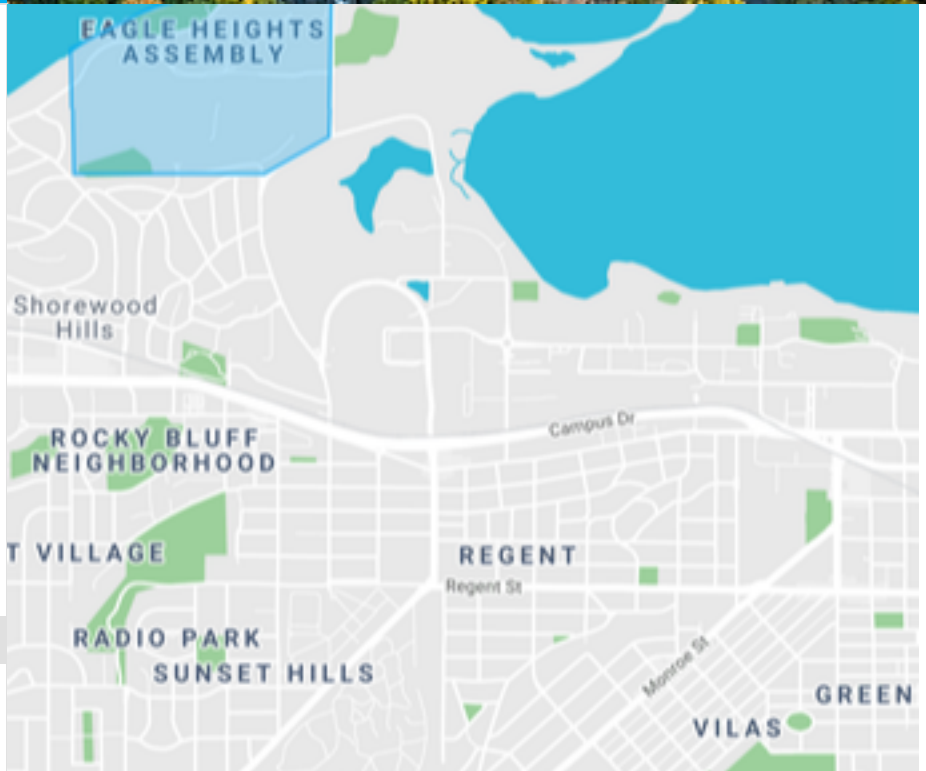
ABOUT EAGLE HEIGHTS

Eagle Heights is perfect for someone looking for a little distance from Downtown. This is a common area for both students and staff to live because of the beauty of the neighborhood. Eagle Heights is perfect for students that want to live in a more relaxing neighborhood, and are fine with a short drive to campus.

Friendly Environment

Farther Commute to Campus

Students



MEDIAN RENTS IN EAGLE HEIGHTS

\$1,300
Studio

\$1,500
1 Bedroom

\$1,700
2 Bedroom

WHAT RESIDENTS THINK ABOUT EAGLE HEIGHTS



Review by **UW Student**

EAGLE HEIGHTS

The neighborhood is very pleasant. Lots of families and green spaces to walk/run. It is quiet and uncrowded in Eagle Heights. The surrounding neighborhood of Shorewood Hills is great and the picnic point trail area is close by.



Review by **UW Student**

EAGLE HEIGHTS

There are tons of parks within Eagle Heights for kids, all of them just a walk away. You're so close to line 80 which runs about every 10 minutes or so, depending on the time of day. It's a very quiet and safe neighborhood, and is very family friendly. Not much nearby in terms of restaurants.

APARTMENT RATINGS

KEY

- Excellent for a category
 - Great
 - Average
 - Below average
- \$\$\$\$ \$1560+ per renter
 - \$\$\$ \$1380- \$1559
 - \$\$ \$1170- \$1379
 - \$ < \$1170

* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
1025 E Gorham St	Apt	8.0	\$		✓	✓	●●	●●●	●●●●	●●●●	●●
111 Bassett St	Apt	6.0	\$				●●	●	●●●	●	●●
416 Paunack Place	Apt	6.0	\$\$				●●	●	●●	●●	●●
424 Wisconsin Ave	Apt	8.0	\$				●●●	●	●●●●	●●●●	●●
4914 Ascot Ln	Apt	9.0	\$		✓		●●●	●●	●●●●	●●●	●●●
515 N Pinckney St	Apt	6.0	\$\$				●●	●●	●	●●●	●●
640 West	Apt	8.1	\$\$		✓		●●	●●	●	●●	●●
699 Station	Apt	8.5	\$				●●●●	●●	●●●	●●●	●●●●
Bassett Walk	Apt	9.1	\$	✓			●●●	●●●	●●●●	●●●●	●●
Bay Shore	Apt	6.0	\$\$				●●	●	●●	●●	●●
Butler Plaza	Apt	9.0	\$\$\$\$				●●●●	●	●●●	●	●●●●
Capitol Centre Court Apartments	Apt	8.0	\$				●●	●●	●●	●●●●	●●
Cardinal Apartments	Apt	7.0	\$				●●	●	●●●●	●●●●	●●
College Station	Apt	6.5	\$	✓		✓	●●●●	●	●	●	●●●
Domain	Apt	8.5	\$\$\$	✓	✓	✓	●●	●●	●	●	●●
Galaxie	Apt	8.4	\$\$\$\$	✓			●●	●●●	●●●	●●●●	●●●
Greenbush Apartments	Apt	9.0	\$\$				●●	●●	●●	●●●	●●
Hamilton Place	Apt	7.5	\$\$\$			✓	●●	●●●●	●	●●●	●●●
Henry Gilman 501	Apt	7.7	\$				●●	●●●	●●	●●	●●
Longfellow Lofts	Apt	8.7	\$\$	✓		✓	●●●	●●●	●●●	●●●	●●
Madison Mark	Apt	8.8	\$\$\$				●●●●	●●●●	●●●	●●●	●●●
Master Hall Apartments	Apt	6.5	\$\$				●●	●●	●●	●●	●●
Oaktree Apartments	Apt	7.2	\$\$				●●●	●●	●●●	●●●	●●
PACKTENN	Apt	8.0	\$\$				●●●●	●●●●	●●●●	●●	●●●
Peloton Residences	Apt	7.5	\$\$\$\$				●●	●●●●	●	●●	●●
Quarter Row at the Yard	Apt	9.8	\$\$\$\$	✓			●●●●	●●●●	●●●	●●●	●●●●
Quisling Terrace Apartments	Apt	8.2	\$\$\$				●●●●	●●●	●●	●●●●	●●●●
Shadow Creek Apartments	Apt	9.0	\$\$				●●●	●●●●	●●●●	●●	●●●
Sheelin Apartments	Apt	6.5	\$\$\$				●●●●	●	●●	●	●●●●
The Compass	Apt	10.0	\$\$\$\$		✓		●●	●●●●	●●●●	●●	●●●●
The Constellation	Apt	7.6	\$				●●	●●●	●●	●●●	●●
The Continental	Apt	9.0	\$\$\$\$				●●●	●●●●	●	●●●●	●●●
The Depot	Apt	9.2	\$\$				●●	●●●	●●●	●	●●●●
The Dowling Apartment	Apt	10.0	\$\$				●●●●	●●●●	●●●	●●●●	●●●●
The Fifty One	Apt	8.0	\$\$				●●●	●●	●	●	●●●
The Reserve at Highpoint	Apt	10.0	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
Time Square Apartments	Apt	6.0	\$				●●	●	●●	●	●●
Washington Court	Apt	8.0	\$\$				●●●	●	●	●●	●●
Williamson Place	Apt	9.0	\$				●●●	●●●	●●●●	●	●●●
Wingra Point	Apt	7.9	\$\$				●●	●●●	●	●	●●●●

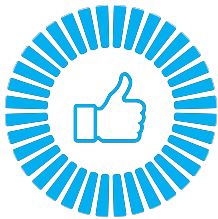
*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

MOST POPULAR

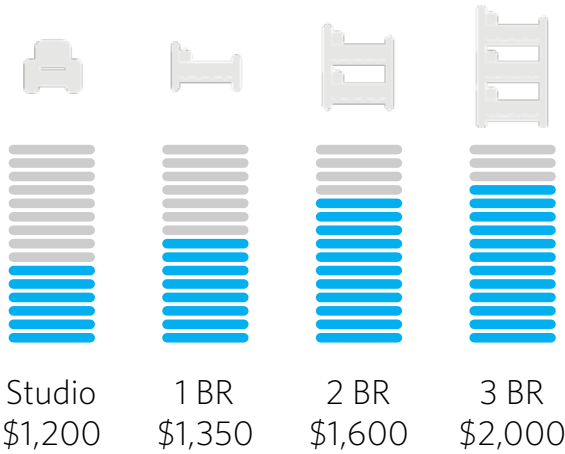
Buildings with the most UW Law students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



TOP 5

1 st	BASSETT WALK	6+ PEOPLE
2 nd	LONGFELLOW LOFTS	5+ PEOPLE
3 rd	QUARTER ROW AT THE YARD	4+ PEOPLE
4 th	GALAXIE	3+ PEOPLE
5 th	COLLEGE STATION	2+ PEOPLE

1st **BASSETT WALK** | \$ | 6+ PEOPLE
 Capitol, 506 W Main St

Review by UW Law Student
 "Good bare bones, clean, newer, "cheap" apartment in really good location relative to other grad students, the law school, and the capital."

2nd **LONGFELLOW LOFTS** | \$\$ | 5+ PEOPLE
 Greenbush, 1015 Mound St

Review by UW Law Student
 "Very comfortable and spacious. 15 minutes away from the law school (walking). Has unique apartments on the historic side, but the modern side is very nice too. The building is very well maintained, and so are the appliances. Landlords are very responsive and helpful. I believe it is mostly graduate students living here. The safety seems good (especially for packages). The apartment has AC, in-unit washer and dryer, and a dishwasher."

3rd **QUARTER ROW AT THE YARD** | \$\$\$\$ | 4+ PEOPLE
 Capitol, 601 W Doty St

Review by UW Law Student
 "The building is in great repair, overall quiet, and includes nice common areas on the first and second floors. Gym is relatively nice for a property this size. Free coffee in the lobby is also a nice amenity. Tall hallway ceilings help give this building a nice feel. Walls between apartments don't seem thin and noise-transparent as with many cheaper apartment buildings .."

HIGHEST RATED

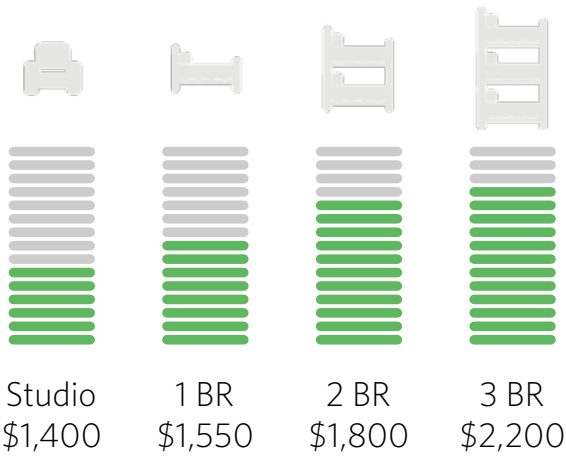
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](#)

What the highest-rated properties typically offer:



- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



TOP 5

1 st	THE COMPASS	10.0 OVERALL RATING
2 nd	THE RESERVE AT HIGHPOINT	9.9 OVERALL RATING
3 rd	THE DEPOT	9.2 OVERALL RATING
4 th	BASSETT WALK	9.1 OVERALL RATING
5 th	THE CONTINENTAL	9.0 OVERALL RATING

1st

THE COMPASS

Capitol, 622 W Wilson St

\$\$\$

10.0 OVERALL RATING



Review by UW Law Student

"I've lived here for three years, it is pretty new and very clean. In a safe area right by Lake Monona and a dog park. There is a fenced-in shared yard. 25-minute walk to class or a 10-minute bike ride. 10 min walk to the square."

2nd

THE RESERVE AT HIGHPOINT

Madison, 7902 Watts Rd

\$\$\$

9.9 OVERALL RATING



Review by UW Law Student

"My community makes me feel super safe. The environment is really clean and tidy all the time. There is a big lobby with some recreation and a free gym and also a free coffee machine on the 1st floor. And there is also a free indoor parking lot with a small storage case on the basement floor."

3rd

THE DEPOT

Capitol, 2 S Bedford St

\$\$

9.2 OVERALL RATING



Review by UW Law Student

"I absolutely love my apartment. I have huge windows, so lots of natural sunlight. It's also not in the heart of Downtown, which I love. It's a 20 minute walk to the law building."

BEST FOR AMENITIES

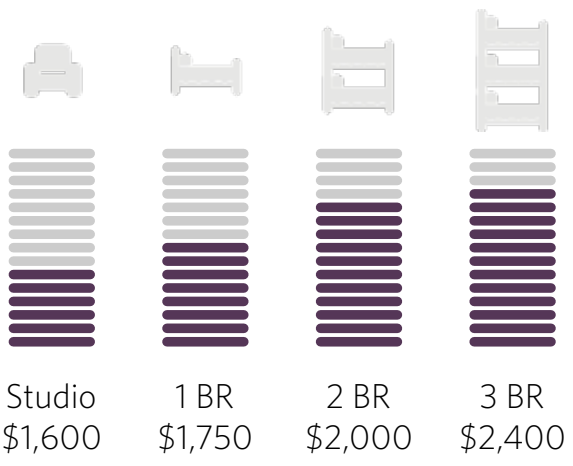
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



TOP 5

1 st		THE RESERVE AT HIGHPOINT	10.0 AMENITY RATING
2 nd		THE CONTINENTAL	9.0 AMENITY RATING
3 rd		PACKTENN	8.4 AMENITY RATING
4 th		THE COMPASS	8.0 AMENITY RATING
5 th		PELTON RESIDENCES	7.7 AMENITY RATING

1st

THE RESERVE AT HIGHPOINT \$\$\$ | 10.0 AMENITY RATING
 Madison, 7902 Watts Rd

Review by UW Law Student
 "My community makes me feel super safe. The environment is really clean and tidy all the time. There is a big lobby with some recreation and a free gym and also a free coffer machine on the 1st floor. And there is also a free indoor parking lot with a small storage case on the basement floor."

2nd

THE CONTINENTAL \$\$\$ | 9.0 AMENITY RATING
 Capitol, 408 E Washington Ave

Review by UW Law Student
 "Expensive, but for me it is worth it"

3rd

PACKTENN \$\$ | 8.4 AMENITY RATING
 Berkeley Oaks, 2024 Tennyson Ln

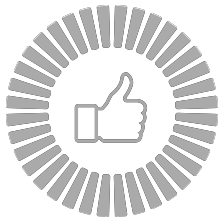
Review by UW Law Student
 "The units are new, the apartment complex was built about 3 years ago. It is a very clean and quite complex. It is a 20 minute car commute to the university but there is a bus right outside the complex."

BEST FOR VALUE

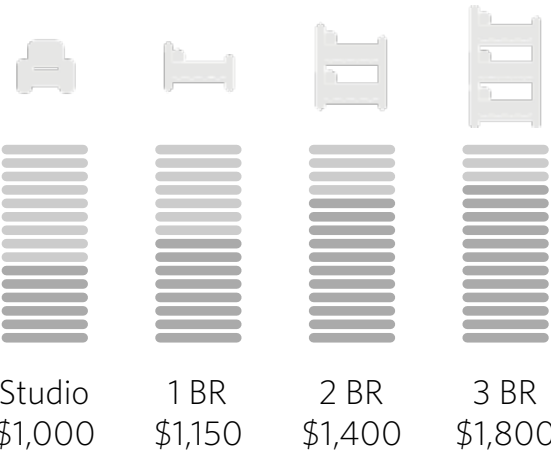
Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features



TOP 5

1 st		CARDINAL APARTMENTS	10.0 VALUE RATING
2 nd		PACKTENN	9.9 VALUE RATING
3 rd		THE COMPASS	9.8 VALUE RATING
4 th		424 WISCONSIN AVE	9.7 VALUE RATING
5 th		THE RESERVE AT HIGHPOINT	9.6 VALUE RATING

1st

CARDINAL APARTMENTS

Capitol, 416 E Wilson St

\$

10.0 VALUE RATING



Review by JW Law Student

"Cardinal Apartments is a great basic apartment for a decent price in downtown Madison. It is under 2000 dollars a month for a two bedroom and is cat friendly. Downside is that the building is very old, so some of the appliances are a little outdated, the windows are sometimes a bit drafty, and it's above a fairly loud bar. There's a bus stop half a block away from the building that takes you straight down University Ave."

2nd

PACKTENN

Berkeley Oaks, 2024 Tennyson Ln

\$\$

9.9 VALUE RATING



Review by JW Law Student

"The units are new, the apartment complex was built about 3 years ago. It is a very clean and quite complex. It is a 20 minute car commute to the university but there is a bus right outside the complex."

3rd

THE COMPASS

Capitol, 622 W Wilson St

\$\$\$\$

9.8 VALUE RATING



Review by JW Law Student

"I've lived here for three years, it is pretty new and very clean. In a safe area right by Lake Monona and a dog park. There is a fenced-in shared yard. 25-minute walk to class or a 10-minute bike ride. 10 min walk to the square."

The logo for Very Apt, featuring the words "Very Apt" in a stylized, italicized font. "Very" is in a dark blue color and "Apt" is in a lighter blue color. The logo is set against a white circular background.

QUESTIONS?

CONTACT@VERYAPT.COM

READY TO MOVE?

**For more detailed reviews and
personalized recommendations,
visit our website below:**

**GET
STARTED!**