



Jackson County Rental Directory Independent Apartment Options

421 County Road R | Black River Falls, WI 54615

715-284-3978 | 844-493-4245

Fax: 715-284-7713

Website: www.adrcjacksoncounty.org

Email: ADRCJC@co.jackson.wi.us



The first place to contact for information and assistance relating to aging, disability, mental health or substance abuse issues.

1-715-284-3978 or 1-844-493-4245 or visit our website: www.adrcjacksoncounty.org

Mission Statement

Providing information and assistance accessing benefits and services to adults and families relating to aging, disability, mental health or substance abuse.
Promoting the rights, dignity and preferences of the individual to enhance self-sufficiency and quality of life.

The Aging and Disability Resource Center of Jackson County provides information and assistance regarding services that are available in the community. One of our goals is to help people plan for current or future long term care needs. Our professional staff can help you determine which services best meet your individual needs. People often need help understanding what types of services can come into their home. Our professional staff can offer suggestions and advice on which services and supports will meet a person's needs while remaining as independent as possible. Aging and Disability Resource Center staff can also provide information and support in applying for public assistance programs such as: Family Care; IRIS; Social Security Programs; Mental Health and Substance Abuse Treatment; and Medical Assistance/Other Public Assistance Programs.

Housing and Rental Assistance

Allegiant Property Management

Offers Section 8/Housing Choice Voucher Program for Jackson County

608-784-1381

Income guidelines to be eligible for the Section8/Housing Choice Voucher Program (as of 04/2019):

Person(s)	Annual Income
1	\$23,750
2	\$27,150
3	\$30,550
4	\$33,900
5	\$36,650

Internet Resources for Rental Opportunities/Options

U.S. Department of Housing and Urban Development

This website can provides information on rental assistance programs and also provides the availability to search for an apartment that offers a reduced rent option to low-income households.

www.hud.gov

The Front Door to Wisconsin's Affordable Housing

This website is hosted through WHEDA (The Wisconsin Housing and Economic Development Authority) and allows you to search for affordable rental units available to low- and moderate-income households in Wisconsin.

www.wifrontdoorhousing.org

Apartment Connexion Rental Guide

This website is an online local apartment rental guide for the Coulee Region, Chippewa Valley, Central Wisconsin, and St. Croix Valley. This publication is also available in hard copy at the ADRC.

www.apartmentconnexion.com

Rent In Wisconsin

This website offers a comprehensive list of apartments in Wisconsin that you can search for by city.

www.rentinwisconsin.com

What should I look for in Independent Living?

Regardless of the type of Independent living you choose, you may want to keep some or all of the following considerations in mind in order to find the apartment that best suits your needs:

- Is parking convenient and is the parking area well lit?
- Is there a secure entrance?
- Is public transportation available?
- How close is the apartment complex to a hospital and/or your doctor?
- Do amenities such as cabinets and storage space meet your present and possible future needs?
- Is the shower/tub adaptable to your needs? (I.e. are there grab bars and/or can they be installed?)
- Are there community services provided that you want and need?

Benefits of Independent Living

- Many peers living nearby with whom to socialize
- Some apartments have “buddy systems”
- Features designed into the apartment to provide comfort, security and safety for seniors and adults with disabilities

Optional Services May Include:

- Recreational, educational, and social activities
- Congregate meal sites
- Housekeeping
- Local Transportation
- Exercise facilities, Libraries, Beauty/Baber shops

Name of Apartment Building & Management Co.	Phone # Contact Person and email	Types of Units/Cost Range	Security Deposit and Lease Terms	Utilities Included	Laundry Options	Pet Policy	Parking Options	Misc./Amenities
8th Street Apartments 519 N. 8th Street Black River Falls Black River Housing, LLC	715-284-4235	Studio \$400 1 BR \$520 2 BR \$570	Deposit: \$200+rent Lease: 12 Month	Water, sewer, garbage	coin-op on-site	One pet per unit. Less than 20 pounds, spayed/ nurtured, updated on shots, and renters insurance. Additional fee of \$40/mo for cats and \$50/mo for dogs. No pets if apartment has new flooring.	off street parking with parking permit	Management completes lawn care and snow removal. 24-hour maintenance emergency line.
Black River Run Apartments 145 Rye Bluff Road Black River Falls Black River Housing, LLC	715-284-4235	Studio \$400 1 BR \$520 3 BR \$670	Deposit: \$200+rent Lease: 12 Month	Water, sewer, garbage	coin-op on-site	One pet per unit. Less than 20 pounds, spayed/ nurtured, updated on shots, and renters insurance. Additional fee of \$40/mo for cats and \$50/mo for dogs. No pets if apartment has new flooring.	off street parking with parking permit	Management completes lawn care and snow removal. 24-hour maintenance emergency line.
Country View Apartments 125 Rye Bluff Road Black River Falls	Mary 1-715-928-0138 felzien@wi.rr.com	2 BR \$669 3 BR \$739	Deposit: 1 mo. rent Lease: 12 mo.	water and sewer included	coin-op laundry room on 1st floor	Pets under 25 lbs allowed for \$25/mo and \$200 pet fee.	parking lot or 1 car garage for \$69/mo	Air conditioner in each apartment, dressing area w/ sink in the master bedroom, large closets, pantry in kitchen, stove and refrigerator included. Newly tiled kitchen, dining room hallway and bathrooms. All other areas carpeted.
Farm Urban Holdings 9 main street suite 101 Black River Falls	Roy Burlingame 1-715-383-0936	1 BR units \$385-460 4 BR house \$1,000	Deposit: 1 mo. rent Lease: 1 Year	None	None	No pets.	Some off street parking available	Criminal background check and employment verification needed.

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	Frontier Property Management, LLC Mobile homes available in Black River Falls and Taylor	1-608-634-6448	Various 2-3 BR mobile homes. \$525-590 Contact Frontier Property Management for current information and details on mobile homes available.	Deposit: 1 mo. rent Lease: 12 mo.	None	washer and dryer hook-up in each home	Cats and dogs okay. \$450 deposit upon approval of pet. \$50/mo pet rent.	parking pad with space for 2 vehicles	
Rent Subsidy/Section 8	Jackson County Housing Meadow View 337 Main Street, Alma Center Hillside Apartments 186 3rd Street, Hixton River Grove Apartments 130 South Water Street, BRF Village Center 203 3rd Street, Taylor West Indies 308 Bristol, Melrose Center Circle 301 Center Street, Merrilan	Sherilyn Tessman 1-715-284-2041	Age 62+ or disabled adults 1 BR units Rent is based on 30% of adjusted gross income.	Deposit: 1 mo. rent Lease: 12 mo. lease, month-to-month after 12 mo.	Heat, electricity, sewer/water, and garbage pickup	coin-op on-site	1 cat or dog less than 25lbs with a documented medical need. Allowed with a \$300 refundable pet deposit. There is an option to pay \$50 with first month's rent and \$10 per month thereafter until paid up. No exotic pets.	off street parking	All buildings are all one level, with no steps, except River Grove Apartments which is 3 levels and has an elevator. Inside mail delivery, community room, mini bus trips twice per month

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	JKF LLC	Tom McCormick 715-896-1562	1 BR \$525 2 BR \$550	Deposit: 1 mo. Rent Lease: Month-to-month	Water, sewer, and heat; tenant is responsible for electric	Some units have hook-ups	\$200 deposit. \$25 per month/per animal	Some units have off street parking	
Section 42	Lincolnwood Glen 100 Lincolnwood Drive Black River Falls Office hours 9am-12pm Metes & Bounds www.metesbounds.com	Tom Harshman 1-715-284-8572	Age 55+, income guidelines apply 1 BR \$290-425 2 BR \$525-595	Deposit: \$250 Lease: 12 mo.	Heat, water, sewer, trash	coin-op on-site	No pets.	Off street or garage avail. for \$35/mo	Background checks and credit checks are completed. Have a community room and social activities.
Rent Subsidy	Midtown Apartments 218 East Main Street Alma Center Owned by the Village of Alma Center	Greg Mandigo 1-715-896-1836	Age 62+ or disabled adults 1 BR units Rent is based on 30% of adjusted gross income.	Deposit: 1 mo. rent Lease: 12 mo.	garbage, water and sewer included; credit for electric	coin-op on-site	Size limits apply, cannot exceed 25 lbs. \$200 deposit required. 1 dog; 2 cats.	off street parking	All units are on ground level. Snow removal is provided by the apartment staff. Has a community room. Pedicures available by appointment.
	Moe Hardware 23 Main Street Black River Falls	Sally or Bill Moe 1-715-284-4621	Efficiencies \$225 1 BR \$275 2 BR \$400	Deposit: 1 mo. rent Lease: No lease, but 30 day notice is required	Water included	None	No pets.	off street parking	

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Rent Subsidy	Partridge Run 419 South 1st St. Black River Falls Allegiant Property Management	1-888-393-3282 or 1-608-784-1381	Persons with chronic mental illness. 1 BR units Rent is based on 30% of adjusted income.	Deposit: 1 mo. rent Lease: 12 mo.	Heat, water, and electric	coin-op on-site	\$300 pet deposit required. Small dogs and cats allowed.	off street parking	Service coordinator available twice/week. 4 units ground level
Rent Subsidy	Richard Bruesehoff Villa 111 Maplewood Ct. Black River Falls Impact Seven www.impactseven.org	1-800-685-9353 impact@ impactseven.org	Persons with developmental and physical disabilities. 1 BR units Rent is based on 30% of adjusted income.	Deposit: 1 mo. rent Lease: 12 mo.	Heat, water, sewer, trash	coin-op on-site	Dog less than 20 pounds \$200 deposit; 1 cat \$200 deposit; 2 cats \$300 deposit.	off street parking w/ plug-ins for winter months	Building is non-smoking, additional storage is available, air conditioners and microwaves in units.
Rent Subsidy	Rye Bluff Townhomes 201 N. 14th Street Black River Falls Meridian Group, Inc. www.meridiangroupinc.net	Juli Puttbrese 1-715-284-5148 jputtbrese@ zmeridian.com	2 & 3 BR Rent is based on 30% of adjusted annual gross income.	Deposit: 1 mo. rent Lease: 12 month	Water and Sewer included	washer and dryer hook-up in each unit	Service/Companion animals allowed.	off street parking	2 BR units are accessible.
Section 8	SY Apartments	Scott Murphy 1-715-284-2271 or 608-343-2586	Efficiencies \$300 Duplexes \$550-700 3 BR house \$550 4 BR house \$600	Deposit: 1 mo. rent Lease: 12 month	Houses no utilities included. Duplexes include some utilities.	Some units have on-site laundry available.	Some pets allowed with an increased security deposit. \$25/mo cat or small dog	off street parking	Ground level accessible units in the efficiencies, 3BR, 4BR and lower level duplexes.
	Torgerson's A Partnership P.O. Box 576 Black River Falls	715-896-9870	1 BR \$350	Deposit: \$400 Lease: 12 month, then month-to-month	None	coin-op on-site	No pets.	off street parking	

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	Town and Country Apartments 720 Main Street Black River Falls	Kevin Comstock 1-715-964-2406 or 1-715-896-1173 kevinrcomstock@ yahoo.com	1 BR units \$310	Deposit: 1 mo. rent Lease: 1 year or 3 mo/6 mo. for an add'l fee	water and sewer included	coin-op on-site	No pets.	off street parking 1 space per apt	On the mini bus line. Reference checks will be needed. Storage room available.
Rent Subsidy	Union Place Apartments 223 N. 4th Street Black River Falls DAK Management	1-800-218-2843 or 1-608-822-7368 dakmanagement@ tds.net	62+ or disabled 1 BR \$528 2 BR \$548 or Rent is based on 30% of income.	Deposit: 1 mo. rent, can be paid in installments Lease: 12 mo.	water, sewer, and garbage included; electric is tenant's responsibility	coin-op on-site	1 pet allowed; cat or dog \$200 pet deposit, pet must be less than 20 pounds. No deposit for service animal	off street parking	Has an elevator and accessible, ground floor apartments

The Aging and Disability Resource Center of Jackson County (ADRC) is not in any way affiliated with, endorse, or contract with the proprietors listed in this resource guide. This resource guide is not intended to be a marketing tool for the property management or private landlords listed, but rather exclusively for the sole benefit of assisting individuals in locating affordable housing in the Jackson County, WI region. The ADRC is not responsible for any changes that any listed entity has implemented, and it is therefore the sole responsibility of the individual(s) requesting this resource to personally contact the properties listed.

****Monthly rates listed are current as of December 2017 and may be subject to change throughout the year. Please contact the property directly for the most current rental rate and current availability of rental units.****

