

Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way - Assessment District 2026

Project Engineer	Grecia Izquierdo Torres ph: 608-266-4763 email:gizquierdo@cityofmadison.com	
Project Limits	Virginia Terrace from cul-de-sac south of Norwood Place to Regent Street Norwood Place from Virginia Terrace to Hillington Way Rugby Row from Virginia Terrace to Hillington Way Hillington Way from Norwood Place to Southwest Commuter Path (see map on reverse)	
Alder: 5 Vidaver		
Evergreen Ave, Ohio Ave, & Sommers Ave	Existing	Proposed
Project Type: Street Reconstruction		
Last Surfaced	Virginia Terrace - 1995 Norwood Place - 1997 Rugby Row - 1995 Hillington Way - 1997	Resurfacing with utility replacement
Pavement Rating	Virginia Terrace - 5; Norwood Place - 5; Rugby Row - 5; Hillington Way - 5	Pavement reconstruction
Curb Rating	Virginia Terrace - 8; Norwood Place - 8; Rugby Row - 8; Hillington Way - 8	Spot replacement of curb and gutter
Width	Virginia Terrace (from south cul-de-sac to Rugby Row) - 28ft; Virginia Terrace (from Rugby Row to Regent St) - 24ft; Norwood Place and Rugby Row - 24ft; Hillington Way- 26ft	Virginia Terrace (from south cul-de-sac to Rugby Row) - 28ft; Virginia Terrace (from Rugby Row to Regent St) - 24ft; Norwood Place and Rugby Row - 24ft; Hillington Way- 26ft
Surface Type	Asphalt	Asphalt
Traffic Mitigation	None	None
Sidewalk, Terraces, & Driveways		
Sidewalks	Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way: Sidewalk on both sides Virginia Terrace - 10' to 12'; Norwood Place - 7'; Rugby Row - 14'; Hillington Way - 6' (west) & 8' (east)	Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way: spot replacement Virginia Terrace - 10' to 12'; Norwood Place - 7'; Rugby Row - 14'; Hillington Way - 6' (west) & 8' (east)
Terraces		
Driveways	Concrete, asphalt , or pavers	Concrete
Storm Sewer	Existing	Proposed
Work Required: Remove/replace/add storm sewer	along Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way	
Size	12" - 24" Pipes / 4'X3' and 3'X3' box	New Pipes (size varies)
Material	Clay & Concrete	Concrete
Year	1933, 1960, 1997, 1998	2026/2027
Sanitary Sewer	Existing	Proposed
Work Required: Remove/replace sewer and laterals	along Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way	
Size	6" & 8"	New 8" Pipes
Material	Clay	PVC
Year	1916 - 1923	2026/2027
Water Main	Existing	Proposed
Work Required: Remove/replace water main and	reconnect services along Virginia Terrace, Norwood Place, and Rugby Row	
Size	6"	8"
Material	Cast Iron & Sand Cast Iron	Ductile iron
Year	1920s	2026/2027
Parking	Existing	Proposed
	Virginia Terrace - Parking on both sides with restrictions (from cul-de-sac south of Norwood Pl to Eton Rdg) and parking on one side with restrictions (Eton Rdg to Regent St) Norwood Place & Rugby Row- Parking on one side with restrictions Hillington Way - Parking on both sides	No changes
Street Lighting	Existing	Proposed
Area Street Lighting	MG&E lighting on utility poles	None
Pedestrian Lighting	None	None
Traffic Signals	Existing	Proposed
Work Required: None		
Land Purchases	None	
Trees	There are 5 planned tree removals ahead of construction; 18" American Basswood (509 Virginia Ter), 36" Pin Oak (453 Virginia Terrace), 19" Norway Maple (2505 Norwood Pl), 33" Hackberry (2509 Norwood Pl) because of poor condition, and 22" Elm (2505 Norwood Pl) because of storm sewer conflicts. The trees within the project limits that remain may have the roots trimmed during construction. Initial coordination with Forestry has been completed for potential new planting locations and will continue during design and after project completion.	
Assessment Policy		
10' Pavement Replacement*	Owner 100% / City 0%	
Driveway Apron Replacement	Owner 50% / City 50%	
Terrace Walk (between sidewalk & curb)	Owner 50% / City 50%	
Sidewalk Replacement	Owner 0% / City 100%	
Intersection Curb & Pavement	Owner 0% / City 100%	
Sanitary Sewer Main	Owner 0% / City 100%	
Sanitary Laterals to Property Line	Owner 25% / City 75%	
Water Main	Owner 0% / City 100%	
Water Main Services	Owner 0% / City 100%	
Storm Sewer Main	Owner 0% / City 100%	
Private Storm Connections (if any)	Owner 100% / City 0%	
Assessments payable in one lump sum or over a period of 8 years, with 4.5% interest charged on unpaid balance.		
*Assessed per linear ft. of frontage		
Schedule		
Advertise for bids	April 2026	
Anticipated Construction Start	Early Summer 2026	
Approximate Duration	Approx. 8 months	

Costs

Total Cost: \$4,797,220.05 (Includes 15% Engineering)

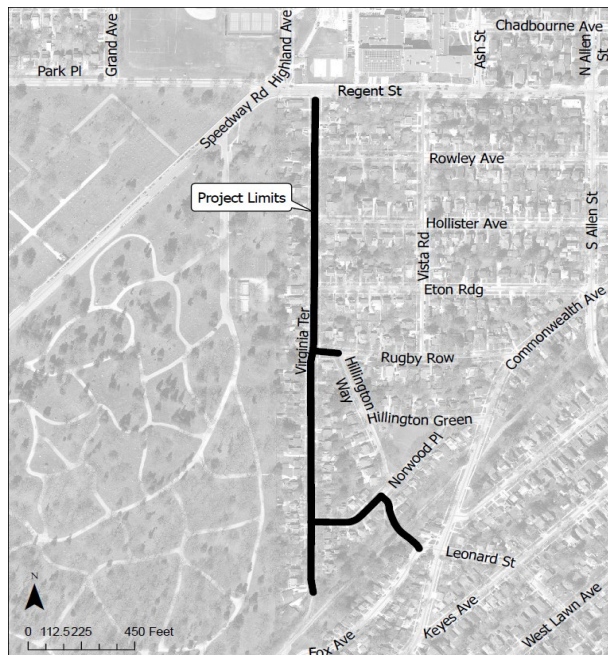
Assessments: \$503,229.48

City Engineering Cost: \$4,293,990.57

Correspondence

Public information meeting January 21, 2026 via zoom; online questionnaire; email correspondence with residents, and the Alder to discuss Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way project. The questionnaire asked the neighborhood about sanitary sewer problems and drainage problem.

see Map on reverse



Tree Removal Locations

509 Virginia Terrace (18" American Basswood)

453 Virginia Terrace (36" Pin Oak)

2505 Norwood Place (19" Norway Maple)

2505 Norwood Place (22" Elm)

2509 Norwood Place (33" Hackberry)