



Department of Public Works
Engineering Division
 James M. Wolfe, P.E., City Engineer

City-County Building, Room 115
 210 Martin Luther King, Jr. Boulevard
 Madison, Wisconsin 53703
 Phone: (608) 266-4751
 Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
 Bryan Cooper, AIA
 Gregory T. Fries, P.E.
 Chris Petykowski, P.E.

Deputy Division Manager
 Kathleen M. Cryan

Principal Architect
 Amy Loewenstein Scanlon, AIA

Principal Engineer 2
 Janet Schmidt, P.E.

Principal Engineer 1
 Kyle Frank, P.E.
 Mark D. Moder, P.E.
 Fadi El Musa Gonzalez, P.E.
 Andrew J. Zwieg, P.E.

Financial Manager
 Steven B. Danner-Rivers

Parcel Number: «Parcel_No»
 Situs Address: «Situs_Address»

- «OwnerLine1»
- «OwnerLine2»
- «OwnerLine3»
- «OwnerLine4»

January 26, 2026

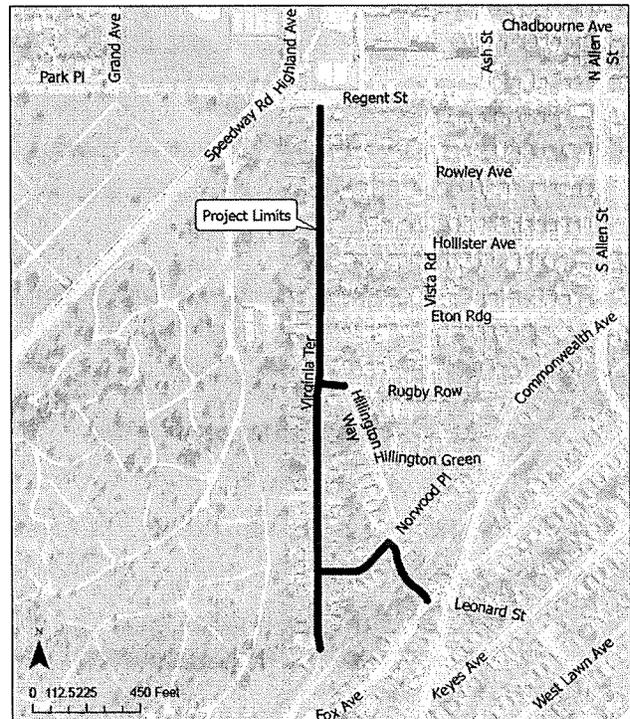
To: Property Owners along Virginia Terrace, Norwood Place, Rugby Row, & Hillington Way

Re: Proposed Virginia Terrace, Norwood Place, Rugby Row, & Hillington Way Construction Project & Public Hearing

The City of Madison is planning a 2026 construction project for 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), and Hillington Way (from Norwood Place to the Southwest Commuter Path). Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment policy for the items of work is included on the fact sheet.

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/VirginiaNorwood>, a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with the 4.5% interest charged on the unpaid balance.



To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Grecia Izquierdo Torres, Project Manager, (608) 266-4763, gizquierdo@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

 FOR:
James M. Wolfe, P.E.
City Engineer

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

Project Limits: Cul-de-sac south of Norwood Pl to Regent St / Virginia Terr to Hillington Way / Virginia Terr to Hillington Way / Norwood Pl to Southwest Commuter Path

Project ID: 15827

Owner:
«OwnerLine1»
«OwnerLine2»

Parcel(s) being assessed:
Parcel Number: «Parcel_No» Parcel Location: «Situs_Address»

Street Reconstruction Items				
Remove Concrete Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	Replace Concrete Terrace Walk	10' Pavement Reconstruction	Subtotal
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«SubT1»

Sanitary Sewer Items & Storm Sewer Item			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost5»	«Cost6»	«Cost7»	«SubT2»

Total
«Total»

Language Translation Services:

A City of Madison Engineering project is planned in your area. It may have an impact on you or your property. For language translation services, call 608-266-4751 in any language.

您所在的地區計劃開展一項麥迪遜市工程部項目。這可能會對您或您的物業產生影響。如需語言翻譯服務，請用任何語言致電608-266-4751

“El departamento de ingeniería de la ciudad de Madison tiene planeado un proyecto en su área. Este proyecto puede impactarlo a usted o a su propiedad. Para cualquier servicio de traducción en cualquier idioma, llame al 608-266-4751.

“Muaj kev tawm phiaj xwm rau Madison lub khoos kas Kev Tawm Qauv rau hauv koj cheeb tsam. Nws yuav muaj kev cuam tshuam rau koj los sis koj cov khoom cuab yeej cuam tam. Rau cov kev pab txhais lus, ces hu rau 608-266-4751 muaj txhais ua txhua hom lus.

**FOR
PLANS, SPECIFICATIONS, AND SPECIAL ASSESSMENTS
FOR
PUBLIC WORKS IMPROVEMENTS
MADISON, WISCONSIN**

PART I

The Common Council of the City of Madison, Wisconsin, having heretofore decided that it is expedient and necessary that the improvements as listed in Part II hereof be improved at the expense of the property thereby on which would be conferred some special benefit.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

That the City Engineer has prepared plans, specifications, a proposed schedule of assessments, and an estimate of the entire costs of the improvement for each of the districts listed in Part II hereof, and;

That the plans, specifications, a proposed schedule of assessments, and an estimate of the entire cost of the improvements listed hereto are available and open to inspection by all interested persons in the office of the City Engineer, Room 115, City-County Building, 210 Martin Luther King Jr. Blvd. and will so continue to be for ten (10) working days from the first published date of this notice, (please email Board of Public Works, boardofpublicworks@cityofmadison.com) and;

That on **WEDNESDAY, FEBRUARY 11, 2026 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus four-point-five (4.5%) percent interest on the unpaid balance, as determined by the Board of Public Works.

That if the total assessment is paid in full before October 31st in the year that the billing is made, irrespective of project completion, then no interest shall be charged.

If you require an interpreter, materials in alternate formats, or other accommodations to access this public hearing, please contact the Engineering Division at phone (608) 266-4751 or email us at engineering@cityofmadison.com. Please make contact at least 72 hours prior to the date of this public hearing so that we can make proper accommodations.

PART II

**VIRGINIA TERRACE, NORWOOD PLACE, RUGBY ROW, AND HILLINGTON WAY ASSESSMENT
DISTRICT - 2026**

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **JANUARY 30, 2026**



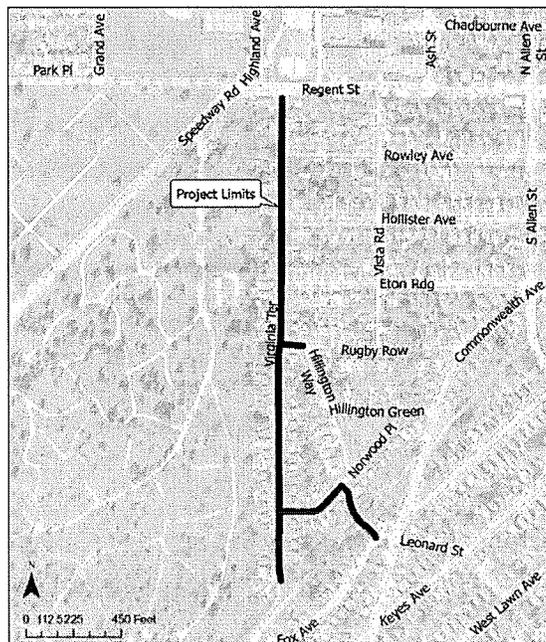
Department of Public Works
Engineering Division

PROJECT CONTACTS

» **Project Manager: Grecia Izquierdo Torres**
608-266-4763, gizquierdo@cityofmadison.com

Fact and Details Sheet:
VIRGINIA TERRACE, NORWOOD PLACE, RUGBY ROW, AND HILLINGTON WAY CONSTRUCTION PROJECT

Project Location Map



Project Details – Proposed Work

Sanitary Sewer: The existing sanitary main will be replaced along Virginia Terrace, Norwood Place (Virginia Terrace to Hillington Way), and Rugby Row (Virginia Terrace to Hillington Way). Sanitary laterals will be replaced from the new main to the property line (*sanitary laterals assessable*). The existing 6” clay sanitary main on Virginia Terrace and Rugby Row (from Virginia Terrace to Hillington Way) will be replaced with 8” PVC. The existing 8” clay sanitary main on Norwood Place (Virginia Terrace to Hillington Way) will be replaced with 8” PVC. The sanitary main on Hillington Way south of Norwood Pl to the street end will be replaced. In limited cases where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree, the lateral will only be replaced to the back of curb. In those cases, the owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Project Manager listed to the right.

Water Main: The City will replace the existing water main and reconnect existing water services to the new main with 8-inch ductile iron pipe.

Storm Sewer: The City will replace and improve the existing storm sewer on Virginia Terrace (from Norwood Place to Rugby Row), Norwood Place, Rugby Row, and Hillington Way, and on the intersections. Additional storm sewer may be replaced pending the review of the existing condition of the storm sewer.

Rain Gardens: Property owners may be eligible for a terrace rain garden installation as part of this street project if the site meets certain criteria. The terrace must have a minimum area of 10 ft. X 15 ft. in a relatively flat, open space away from trees and utilities. Rain gardens are partially assessable up to \$100. Rain garden maintenance would be the homeowner’s responsibility if installed. If you are interested, please contact Phil Gaebler of City Engineering at (608) 266-4059, PGaebler@cityofmadison.com. More information on the terrace rain garden program is available at www.cityofmadison.com/engineering/stormwater/raingardens/terraceraingardens.cfm

Street: The City will replace the existing asphalt pavement (*10 ft. of pavement are assessable*), gravel base along Virginia Terrace (from cul-de-sac south of Norwood Place to Regent St), Norwood Place (Virginia Terrace to Hillington Way), Rugby Row (Virginia Terrace to Hillington Way), and Hillington Way (Norwood Place to Southwest Commuter Path). Sidewalk, curb and gutter, and driveway aprons will be spot replaced, which includes those in poor condition or removed during utilities installation.

Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*). Any driveway removal behind the proposed sidewalk will be replaced with concrete or asphalt depending on the existing material.

Bus Pads: Bus pads will not be installed along Virginia Ter, Norwood Pl, Rugby Row, or Hillington Way.

Street Lights: There are no proposed changes to street lighting within the project limits.

Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessment bill will be mailed in 2028 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons removed and replaced during construction.

The bill is calculated based on measured quantities for driveway aprons, pavement, and terrace walks are based on 2026 street improvement rates and will carry over from the preliminary assessment. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4.5% interest.

Trees: Terrace trees may be pruned prior to construction to provide required clearance for construction equipment. Efforts are being made in the street design to save as many of the existing trees as possible. For example, matching the existing elevations of the street, and setting up tree protection to keep construction equipment away from the root zone. There are 3 planned tree removals (18" American Basswood (509 Virginia Terrace), 36" Pin Oak (453 Virginia Terrace), and 19" Norwood Maple (2505 Norwood Place)) with this project because of poor condition and these trees are planned to be removed ahead of construction. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction. The trees within the project limits that remain may have the roots trimmed during construction.

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed between October 15th and April 15th to reduce the chance of disease transmission. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Apron Replacement	50%	50%
Remove & Replace Terrace Walk	50%	50%
Curb & Gutter Replacement	0%	100%
Sidewalk Replacement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to Property Line	25%	75%
Water Main	0%	100%
Water Main Services	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%
*Pavement assessed per linear ft. of frontage. 50% discount for single or two-family corner lots fronting two streets. - 50% discount for single or two-family corner lots fronting two streets - 67% discount for single or two-family corner lots fronting three streets		

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites and potential replacement sites when the project is complete. There is no additional cost to the adjacent property owner for tree planting. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree on the terrace.

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Project Website: Please visit the project website for the latest information and sign-up for email updates too.
<https://www.cityofmadison.com/VirginiaNorwood>

Construction Schedule & Impacts

Tentative Schedule: This project is scheduled to be bid spring of 2026. Construction along Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way is expected to begin summer of 2026 and be completed by summer 2027. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way will be closed to thru traffic within project limits until the project is complete. Local access to Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way will be provided. Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project, primarily when concrete driveway aprons, curb & gutter, and sidewalks are being installed. No parking is allowed within the construction zone during working hours (7AM to 7PM), so when your driveway is not accessible, you will need to park on the adjacent streets outside the project limits. The contractor will notify impacted residents prior to the driveway access being closed for an extended period, but there likely be several short-duration closures during utility work and asphalt paving that may not have much advance notice. During these shorter disruptions, the Contractor will work with residents to provide access as quickly as possible. Contact the project manager if you have accessibility concerns and need to request special accommodations.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shutoffs. Each shutoff may last up to 8 hours, but typically last about 4 hours. The water will be shutoff when the new water main is connected to the existing main and connecting the services to the new main. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shutoffs may occur if the old, brittle main is damaged during construction. If this happens, crews will work to notify affected properties as quickly as possible.

Refuse Collection & Mail Delivery: It will be the contractor's responsibility to allow for refuse collection and mail delivery to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6:00 a.m. the morning of your scheduled refuse/recycling day.

Landscaping: Existing concrete terrace walkways (area between sidewalk and curb) will be replaced as needed with the project (terrace walkways assessable), unless the property owner requests that they are removed. Existing landscaping plantings, raised planting beds, stone or brick pavers, and wood retaining walls, etc. within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2026 and reinstalled by you after construction is complete. If left in place, these items will be removed by the contractor. The contractor will not replace or reinstall these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway or to evaluate the impact of construction in the right-of-way.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, February 11, 2026
 Project ID: 15827
 Project Name: Virginia Terr, Norwood Pl, Rugby Row & Hillington Way Assessment District 2026
 Project Description: Cul-de-sac south of Norwood Pl to Regent St / Virginia Terr to Hillington Way / Virginia Terr to Hillington Way / Norwood Pl to Southwest Commuter Path

*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information								Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
Parcel No./ Zoning	Mailing Address	Situation Address/ Parcel Location	LF	Frontage				Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
				Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.34 per SF	Cost	\$4.97 per SF	Cost	\$4.37 per SF	Cost	Factor	LF	Cost	\$1,750.00 Each	per Each	\$25.00 LF	per LF	\$3,000.00 Each		per Each
070921402073	1 VIRGINIA TER MADISON, WI 53726	1 Virginia Ter	60.00	Virginia Ter	100.00	Regent St	Yes	50.00	\$67.00	0.00	\$0.00	50.00	\$218.50	0.50	60.00	\$1,401.60	0.00	\$0.00	0.0	\$0.00	0.0	\$0.00	\$1,687.10
070921402081	11 VIRGINIA TER MADISON, WI 53726	11 Virginia Ter	60.00	Virginia Ter	---	---	No	150.00	\$201.00	200.00	\$994.00	0.00	\$0.00	1.00	60.00	\$2,803.20	1.00	\$1,750.00	29.0	\$725.00	0.0	\$0.00	\$6,473.20
070921402099	13 VIRGINIA TER MADISON, WI 53726	13 Virginia Ter	50.00	Virginia Ter	---	---	No	250.00	\$335.00	250.00	\$1,242.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	29.0	\$725.00	0.0	\$0.00	\$6,388.50
070921402106	2330 ROWLEY AVE MADISON, WI 53726	2330 Rowley Ave	100.00	Rowley Ave	70.00	Virginia Terr	Yes	150.00	\$201.00	200.00	\$994.00	0.00	\$0.00	0.50	70.00	\$1,635.20	1.00	\$1,750.00	30.0	\$750.00	0.0	\$0.00	\$5,330.20
070921403018	4582 BISHOPS COURT MIDDLETON, WI 53562	2405 Regent St	130.00	Regent St	50.00	Virginia Terr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	50.00	\$1,168.00	2.00	\$3,500.00	65.0	\$1,625.00	0.0	\$0.00	\$6,293.00
070921403021	8 VIRGINIA TER MADISON, WI 53726	8 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$5,832.50
070921403039	12 VIRGINIA TER MADISON, WI 53726	12 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	33.0	\$825.00	0.0	\$0.00	\$5,857.50
070921403047	2 QUAIL RIDGE DR MADISON, WI 53717	30 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$5,832.50
070921403055	34 VIRGINIA TER MADISON, WI 53726	34 Virginia Ter	100.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	100.00	\$4,672.00	2.00	\$3,500.00	64.0	\$1,600.00	0.0	\$0.00	\$9,772.00
070921403063	38 VIRGINIA TER MADISON, WI 53726	38 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$5,832.50
070921403071	106 VIRGINIA TER MADISON, WI 53726	106 Virginia Ter	50.00	Virginia Ter	---	---	No	200.00	\$268.00	150.00	\$745.50	50.00	\$218.50	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$6,118.00
070921403089	110 VIRGINIA TER MADISON, WI 53726	110 Virginia Ter	85.00	Virginia Ter	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	85.00	\$3,971.20	2.00	\$3,500.00	62.0	\$1,550.00	0.0	\$0.00	\$10,283.20
070921403097	120 VIRGINIA TER MADISON, WI 53726	120 Virginia Ter	50.00	Virginia Ter	---	---	No	200.00	\$268.00	250.00	\$1,242.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	38.0	\$950.00	0.0	\$0.00	\$6,546.50
070921403104	202 VIRGINIA TER MADISON, WI 53726	202 Virginia Ter	90.00	Virginia Ter	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	90.00	\$4,204.80	1.00	\$1,750.00	36.0	\$900.00	0.0	\$0.00	\$8,116.80
070921403112	206 VIRGINIA TER MADISON, WI 53726	206 Virginia Ter	87.50	Virginia Ter	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	87.50	\$4,088.00	1.00	\$1,750.00	31.0	\$775.00	0.0	\$0.00	\$7,875.00
070921403120	210 VIRGINIA TER MADISON, WI 53726	210 Virginia Ter	62.50	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	62.50	\$2,920.00	1.00	\$1,750.00	31.0	\$775.00	0.0	\$0.00	\$6,391.50
070921403138	216 VIRGINIA TER MADISON, WI 53726	216 Virginia Ter	62.50	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	62.50	\$2,920.00	2.00	\$3,500.00	63.0	\$1,575.00	0.0	\$0.00	\$8,941.50
070921403146	224 VIRGINIA TER MADISON, WI 53726	224 Virginia Ter	62.50	Virginia Ter	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	1.00	62.50	\$2,920.00	1.00	\$1,750.00	33.0	\$825.00	0.0	\$0.00	\$6,126.00
070921403154	300 VIRGINIA TER MADISON, WI 53726	300 Virginia Ter	50.00	Virginia Ter	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	38.0	\$950.00	0.0	\$0.00	\$5,667.00
070921403162	304 VIRGINIA TER MADISON, WI 53726	304 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	31.0	\$775.00	0.0	\$0.00	\$4,861.00
070921403170	306 VIRGINIA TER MADISON, WI 53726	306 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	200.00	\$994.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$6,081.00
070921403188	314 VIRGINIA TER MADISON, WI 53726	314 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	33.0	\$825.00	0.0	\$0.00	\$5,857.50
070921403196	316 VIRGINIA TER MADISON, WI 53726	316 Virginia Ter	50.00	Virginia Ter	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	29.0	\$725.00	0.0	\$0.00	\$5,442.00
070921403203	402 VIRGINIA TER MADISON, WI 53726	402 Virginia Ter	51.00	Virginia Ter	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	\$0.00	1.00	51.00	\$2,382.72	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$5,563.72
070921403211	404 VIRGINIA TER MADISON, WI 53726	404 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	46.0	\$1,150.00	0.0	\$0.00	\$5,236.00
070921403229	408 VIRGINIA TER MADISON, WI 53726	408 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	36.0	\$900.00	0.0	\$0.00	\$5,932.50
070921403237	410 VIRGINIA TERRACE MADISON, WI 53726	410 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	35.0	\$875.00	0.0	\$0.00	\$4,961.00
070921403245	414 VIRGINIA TER MADISON, WI 53726	414 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	42.0	\$1,050.00	0.0	\$0.00	\$5,136.00
070921403253	420 VIRGINIA TER MADISON, WI 53726	420 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	34.0	\$850.00	0.0	\$0.00	\$4,936.00
070921403261	424 VIRGINIA TER MADISON, WI 53726	424 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	37.0	\$925.00	0.0	\$0.00	\$5,957.50
070921403279	428 VIRGINIA TER MADISON, WI 53726	428 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	33.0	\$825.00	0.0	\$0.00	\$5,857.50
070921403287	430 VIRGINIA TER MADISON, WI 53726	430 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$4,886.00

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, February 11, 2026
 Project ID: 15827
 Project Name: Virginia Terr, Norwood Pl, Rugby Row & Hillington Way Assessment District 2026
 Project Description: Cul-de-sac south of Norwood Pl to Regent St / Virginia Terr to Hillington Way / Virginia Terr to Hillington Way / Norwood Pl to Southwest Commuter Path

*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information			Frontage					Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment				
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	Remove Concrete Driveway Apron & Terrace Walk Assessment @	Replace Concrete Driveway Apron Assessment @	Replace Concrete Terrace Walk Assessment @	10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @						
								\$1.34 per SF	\$4.97 per SF	\$4.37 per SF	Factor	LF	Cost	Each	Cost	LF	Cost	Each	Cost					
070921403295	434 VIRGINIA TER MADISON, WI 53726	434 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$4,886.00			
070921403302	436 VIRGINIA TER MADISON, WI 53726	436 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$5,832.50
070921403310	438 VIRGINIA TER MADISON, WI 53726	438 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$5,832.50
070921403328	440 VIRGINIA TER MADISON, WI 53726	440 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	33.0	\$825.00	0.0	\$0.00	\$5,857.50
070921403335	452 VIRGINIA TER MADISON, WI 53726	452 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$4,886.00
070921403344	454 VIRGINIA TER MADISON, WI 53726	454 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	36.0	\$900.00	0.0	\$0.00	\$4,986.00
070921403352	456 VIRGINIA TER MADISON, WI 53726	456 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$5,832.50
070921403360	502 VIRGINIA TER MADISON, WI 53726	502 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$5,832.50
070921403378	506 VIRGINIA TER MADISON, WI 53726	506 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$5,832.50
070921403386	510 VIRGINIA TER MADISON, WI 53726	510 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	200.00	\$994.00	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	37.0	\$925.00	1.0	\$3,000.00	\$9,206.00
070921403394	514 VIRGINIA TER MADISON, WI 53726	514 Virginia Ter	50.00	Virginia Ter	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	36.0	\$900.00	0.0	\$0.00	\$5,617.00
070921403401	518 VIRGINIA TER MADISON, WI 53726	518 Virginia Ter	50.00	Virginia Ter	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	35.0	\$875.00	1.0	\$3,000.00	\$8,592.00
070921403419	522 VIRGINIA TER MADISON, WI 53726	522 Virginia Ter	42.95	Virginia Ter	---	---	No	100.00	\$134.00	100.00	\$497.00	0.00	0.00	0.00	1.00	42.95	\$2,006.62	1.00	\$1,750.00	35.0	\$875.00	0.0	\$0.00	\$5,262.62
070921403427	526 VIRGINIA TER MADISON, WI 53726	526 Virginia Ter	86.22	Virginia Ter	---	---	No	0.00	\$0.00	200.00	\$994.00	0.00	0.00	0.00	1.00	86.22	\$4,028.20	1.00	\$1,750.00	47.0	\$1,175.00	0.0	\$0.00	\$7,947.20
070921403435	524 VIRGINIA TER MADISON, WI 53726	524 Virginia Ter	51.91	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	1.00	51.91	\$2,425.24	1.00	\$1,750.00	55.0	\$1,375.00	0.0	\$0.00	\$6,496.74
070921405019	330 E LAKESIDE ST MADISON, WI 53715	1 Speedway Rd	3272.16	Speedway Rd	56.00	Regent St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	1.00	0.00	\$0.00	1.00	\$1,750.00	30.0	\$750.00	0.0	\$0.00	\$2,500.00
070921405027	330 E LAKESIDE ST MADISON, WI 53715	99 Speedway Rd	0.00	Speedway Rd	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	0.00	\$0.00	0.0	\$0.00	0.0	\$0.00	\$0.00
070921406075	101 VIRGINIA TER MADISON, WI 53726	101 Virginia Ter	60.00	Virginia Ter	100.00	Rowley St	Yes	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	0.50	75.00	\$1,752.00	1.00	\$1,750.00	33.0	\$825.00	0.0	\$0.00	\$5,273.50
070921406083	111 VIRGINIA TER MADISON, WI 53726	111 Virginia Ter	75.00	Virginia Ter	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	0.00	0.00	1.00	75.00	\$3,504.00	1.00	\$1,750.00	36.0	\$900.00	0.0	\$0.00	\$7,416.00
070921406091	175 VIRGINIA TERRACE MADISON, WI 53726	175 Virginia Ter	105.00	Virginia Ter	150.00	Hollister Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.50	115.00	\$2,686.40	1.00	\$1,750.00	31.0	\$775.00	0.0	\$0.00	\$5,211.40	
070921409079	201 VIRGINIA TER MADISON, WI 53726	201 Virginia Ter	120.00	Virginia Ter	55.00	Hollister Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.50	130.00	\$3,036.80	1.00	\$1,750.00	31.0	\$775.00	0.0	\$0.00	\$5,561.80	
070921409087	2330 ETON RDG MADISON, WI 53726	2330 Eton Rdg	52.00	Eton Rdg	120.00	Virginia Terr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.50	130.00	\$3,036.80	1.00	\$1,750.00	30.0	\$750.00	0.0	\$0.00	\$5,536.80	
070921410076	2331 ETON RIDGE MADISON, WI 53726	2331 Eton Rdg	50.00	Eton Rdg	120.00	Virginia Terr	Yes	200.00	\$268.00	250.00	\$1,242.50	0.00	0.00	0.00	0.50	130.00	\$3,036.80	1.00	\$1,750.00	35.0	\$875.00	0.0	\$0.00	\$7,172.30
070921410084	315 VIRGINIA TER MADISON, WI 53726	315 Virginia Ter	117.00	Virginia Ter	50.00	Rugby Row	Yes	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.50	167.00	\$3,901.12	1.00	\$1,750.00	52.0	\$1,300.00	0.0	\$0.00	\$6,951.12	
070921410092	2326 RUGBY ROW MADISON, WI 53726	2326 Rugby Row	50.00	Rugby Row	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	41.0	\$1,025.00	0.0	\$0.00	\$5,111.00	
070921410109	2322 RUGBY ROW MADISON, WI 53726	2322 Rugby Row	50.00	Rugby Row	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	40.0	\$1,000.00	0.0	\$0.00	\$5,086.00	
070921410117	2318 RUGBY ROW MADISON, WI 53726	2318 Rugby Row	50.00	Rugby Row	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	0.00	1.00	10.00	\$467.20	0.00	\$0.00	0.0	\$0.00	0.0	\$0.00	\$467.20	
070921413137	2321 RUGBY ROW MADISON, WI 53726	2321 Rugby Row	88.40	Rugby Row	108.80	Hillington Way	Yes	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.50	45.00	\$1,051.20	0.00	\$0.00	0.0	\$0.00	0.0	\$0.00	\$1,051.20	
070921414010	2405 RUGBY ROW MADISON, WI 53726	2405 Rugby Row	65.50	Rugby Row	86.00	Hillington Way	Yes	0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.33	176.00	\$2,713.50	1.00	\$1,750.00	39.0	\$975.00	0.0	\$0.00	\$5,438.50	
070921414028	414 HILLINGTON WAY MADISON, WI 53726	414 Hillington Way	50.00	Hillington Way	51.20	Hillington Way	Yes	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	0.50	50.00	\$1,168.00	1.00	\$1,750.00	26.0	\$650.00	0.0	\$0.00	\$4,514.50
070921414036	415 VIRGINIA TER MADISON, WI 53726	415 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	0.00	0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	28.0	\$700.00	0.0	\$0.00	\$5,732.50
070921414044	417 VIRGINIA TER MADISON, WI 53726	417 Virginia Ter	60.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	0.00	1.00	60.00	\$2,803.20	1.00	\$1,750.00	29.0	\$725.00	0.0	\$0.00	\$5,278.20	

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, February 11, 2026
 Project ID: 15827
 Project Name: Virginia Terr, Norwood Pl, Rugby Row & Hillington Way Assessment District 2026
 Project Description: Cul-de-sac south of Norwood Pl to Regent St / Virginia Terr to Hillington Way / Virginia Terr to Hillington Way / Norwood Pl to Southwest Commuter Path

*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information			Frontage					Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment			
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @		
Parcel No./ Zoning	Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.34 per SF	\$201.00 per SF	\$4.97 per SF	\$745.50 per SF	\$4.37 per SF	\$0.00 per SF	\$46.72 per LF	Factor	LF	Cost	\$1,750.00 per Each	\$1,750.00 per Each	\$25.00 per LF	\$775.00 per LF	\$3,000.00 per Each	\$0.00 per Each
070921414052	427 VIRGINIA TER MADISON, WI 53726	427 Virginia Ter	60.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	60.00	\$2,803.20	1.00	\$1,750.00	31.0	\$775.00	0.0	\$0.00	\$6,274.70
070921414060	431 VIRGINIA TER MADISON, WI 53726	431 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	30.0	\$750.00	0.0	\$0.00	\$4,836.00
070921414078	433 VIRGINIA TER MADISON, WI 53726	433 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	30.0	\$750.00	0.0	\$0.00	\$5,782.50
070921414086	435 VIRGINIA TER MADISON, WI 53726	435 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	31.0	\$775.00	0.0	\$0.00	\$5,807.50
070921414094	437 VIRGINIA TER MADISON, WI 53726	437 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	29.0	\$725.00	0.0	\$0.00	\$4,811.00
070921414101	441 VIRGINIA TERRACE MADISON, WI 53726	441 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	31.0	\$775.00	0.0	\$0.00	\$4,861.00
070921414119	443 VIRGINIA TER MADISON, WI 53726	443 Virginia Ter	50.00	Virginia Ter	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	32.0	\$800.00	0.0	\$0.00	\$4,886.00
070921414127	449 VIRGINIA TER MADISON, WI 53726	449 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	30.0	\$750.00	0.0	\$0.00	\$5,782.50
070921414135	453 VIRGINIA TER MADISON, WI 53726	453 Virginia Ter	50.00	Virginia Ter	76.00	Norwood Pl	Yes	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	0.50	126.00	\$2,943.36	1.00	\$1,750.00	28.0	\$700.00	0.0	\$0.00	\$6,339.86
070921414143	2526 NORWOOD PL MADISON, WI 53726	2526 Norwood Pl	44.00	Norwood Pl	---	---	No	50.00	\$67.00	0.00	\$0.00	50.00	\$218.50	1.00	44.00	\$2,055.68	1.00	\$1,750.00	27.0	\$675.00	0.0	\$0.00	\$4,766.18
070921414151	2522 NORWOOD PL MADISON, WI 53726	2522 Norwood Pl	94.00	Norwood Pl	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	94.00	\$4,391.68	1.00	\$1,750.00	26.0	\$650.00	0.0	\$0.00	\$6,791.68
070921414169	2520 NORWOOD PL MADISON, WI 53726	2520 Norwood Pl	113.00	Norwood Pl	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	113.00	\$5,279.36	1.00	\$1,750.00	28.0	\$700.00	0.0	\$0.00	\$7,729.36
070921415117	2441 NORWOOD PL MADISON, WI 53726-5317	2441 Norwood Pl	31.00	Norwood Pl	66.50	Hillington Way	Yes	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	0.50	76.50	\$1,787.04	1.00	\$1,750.00	29.0	\$725.00	0.0	\$0.00	\$5,208.54
070921415125	509 HILLINGTON WAY MADISON, WI 53726	509 Hillington Way	35.00	Hillington Way	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	35.00	\$1,635.20	0.00	\$0.00	0.0	\$0.00	0.0	\$0.00	\$2,581.70
070921421015	2505 NORWOOD PL MADISON, WI 53726	2505 Norwood Pl	44.00	Norwood Pl	102.50	Norwood Pl	Yes	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	0.50	146.50	\$3,422.24	1.00	\$1,750.00	26.0	\$650.00	0.0	\$0.00	\$6,768.74
070921421023	2509 NORWOOD PL MADISON, WI 53726	2509 Norwood Pl	50.00	Norwood Pl	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	26.0	\$650.00	0.0	\$0.00	\$5,682.50
070921421031	2513 NORWOOD PL MADISON, WI 53726	2513 Norwood Pl	40.00	Norwood Pl	---	---	No	0.00	\$0.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	24.0	\$600.00	0.0	\$0.00	\$4,964.30
070921421049	2515 NORWOOD PL MADISON, WI 53726	2515 Norwood Pl	40.00	Norwood Pl	---	---	No	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	1.00	40.00	\$1,868.80	1.00	\$1,750.00	34.0	\$850.00	0.0	\$0.00	\$5,415.30
070921421057	2517 NORWOOD PL MADISON, WI 53726	2517 Norwood Pl	38.00	Norwood Pl	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	38.00	\$1,775.36	1.00	\$1,750.00	30.0	\$750.00	0.0	\$0.00	\$4,275.36
070921421065	501 VIRGINIA TER MADISON, WI 53726	501 Virginia Ter	50.00	Virginia Ter	82.00	Norwood Pl	Yes	150.00	\$201.00	150.00	\$745.50	0.00	\$0.00	0.50	132.00	\$3,083.52	1.00	\$1,750.00	24.0	\$600.00	0.0	\$0.00	\$6,380.02
070921421073	505 VIRGINIA TER MADISON, WI 53726	505 Virginia Ter	50.00	Virginia Ter	---	---	No	200.00	\$268.00	150.00	\$745.50	50.00	\$218.50	1.00	50.00	\$2,336.00	1.00	\$1,750.00	40.0	\$1,000.00	0.0	\$0.00	\$6,318.00
070921421081	509 VIRGINIA TERRACE MADISON, WI 53726	509 Virginia Ter	50.00	Virginia Ter	---	---	No	150.00	\$201.00	250.00	\$1,242.50	0.00	\$0.00	1.00	50.00	\$2,336.00	1.00	\$1,750.00	31.0	\$775.00	0.0	\$0.00	\$6,304.50
070921421099	513 VIRGINIA TER MADISON, WI 53726	513 Virginia Ter	152.00	Virginia Ter	---	---	No	200.00	\$268.00	200.00	\$994.00	0.00	\$0.00	1.00	152.00	\$7,101.44	2.00	\$3,500.00	61.0	\$1,525.00	0.0	\$0.00	\$13,388.44
TOTALS								8,250.00	\$11,055.00	8,800.00	\$43,736.00	200.00	\$874.00	---	5,532.08	\$217,839.48	87.00	\$152,250.00	2,859.00	\$71,475.00	2.00	\$6,000.00	\$503,229.48