



Virginia Terr, Norwood Pl, Rugby Row, & Hillington Way Construction Project 2026

Public Information Meeting
City of Madison Engineering Division
January 21, 2026

Thank you for attending. We will begin shortly...



Rules and Housekeeping Items for this Meeting

- This meeting will be recorded and posted to the project page.
- All attendees should be muted to keep background noise to a minimum.
- Use the “Q and A” button for technical issues with meeting to troubleshoot with staff to assist.
- Use the “Q and A” button to type questions about presentation. Questions will be answered live after the presentation.
- Inappropriate questions may be dismissed.
- Use the **“raise your hand”** button to verbally ask your question. You will be prompted to unmute when it is your turn.

This meeting is being recorded.

It is a public record subject to disclosure.

By continuing to be in the meeting, you are consenting to being recorded and consenting to this record being released to public record requestors.

Meeting Technical Housekeeping

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How to Participate

Make sure to join audio ➡

zoom
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➡

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City of Madison

Audio

Raise hand

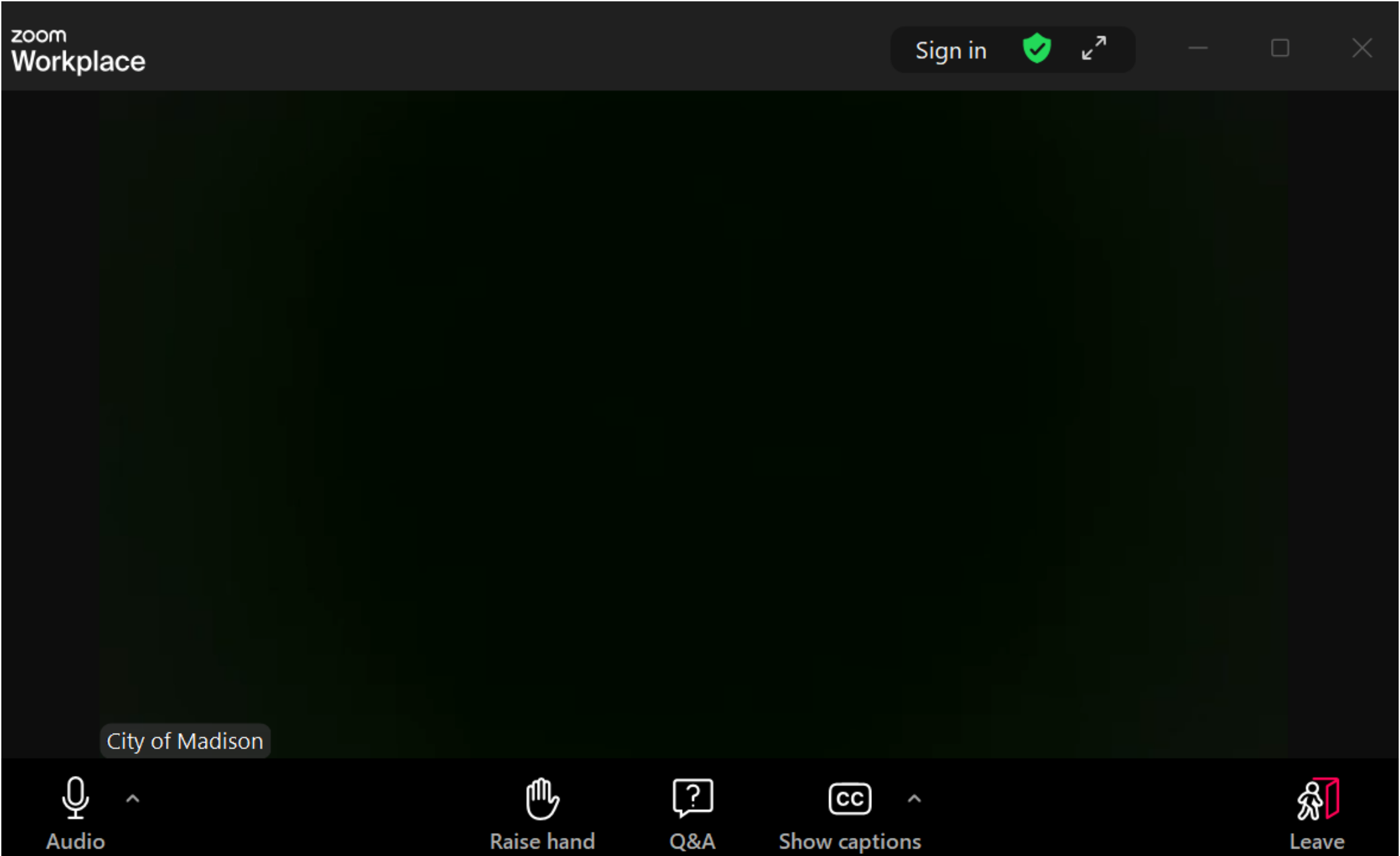
Q&A

Show captions

Leave

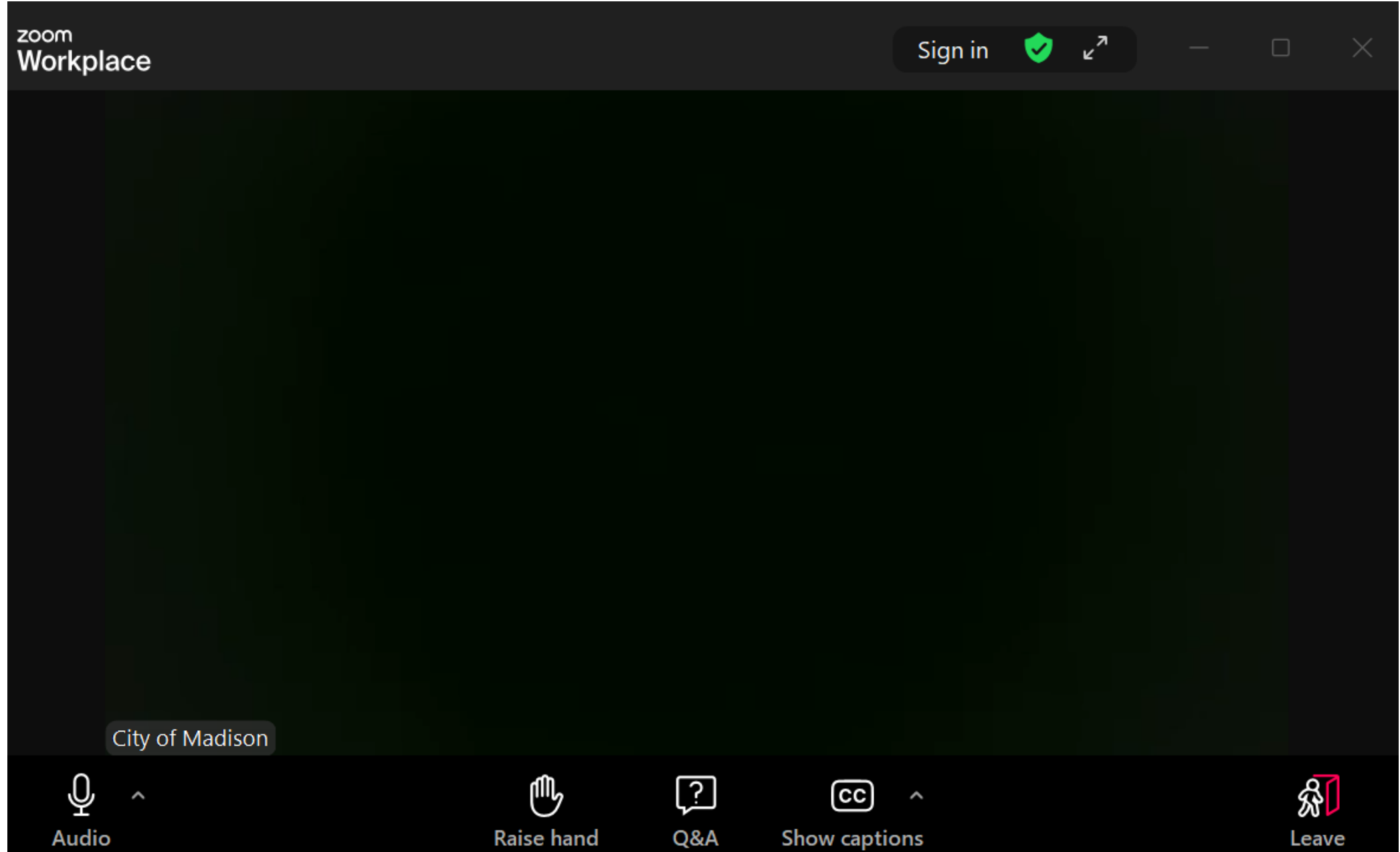


How to Participate



Raise your hand to be unmuted
For comments or ask additional questions. 

How to Participate



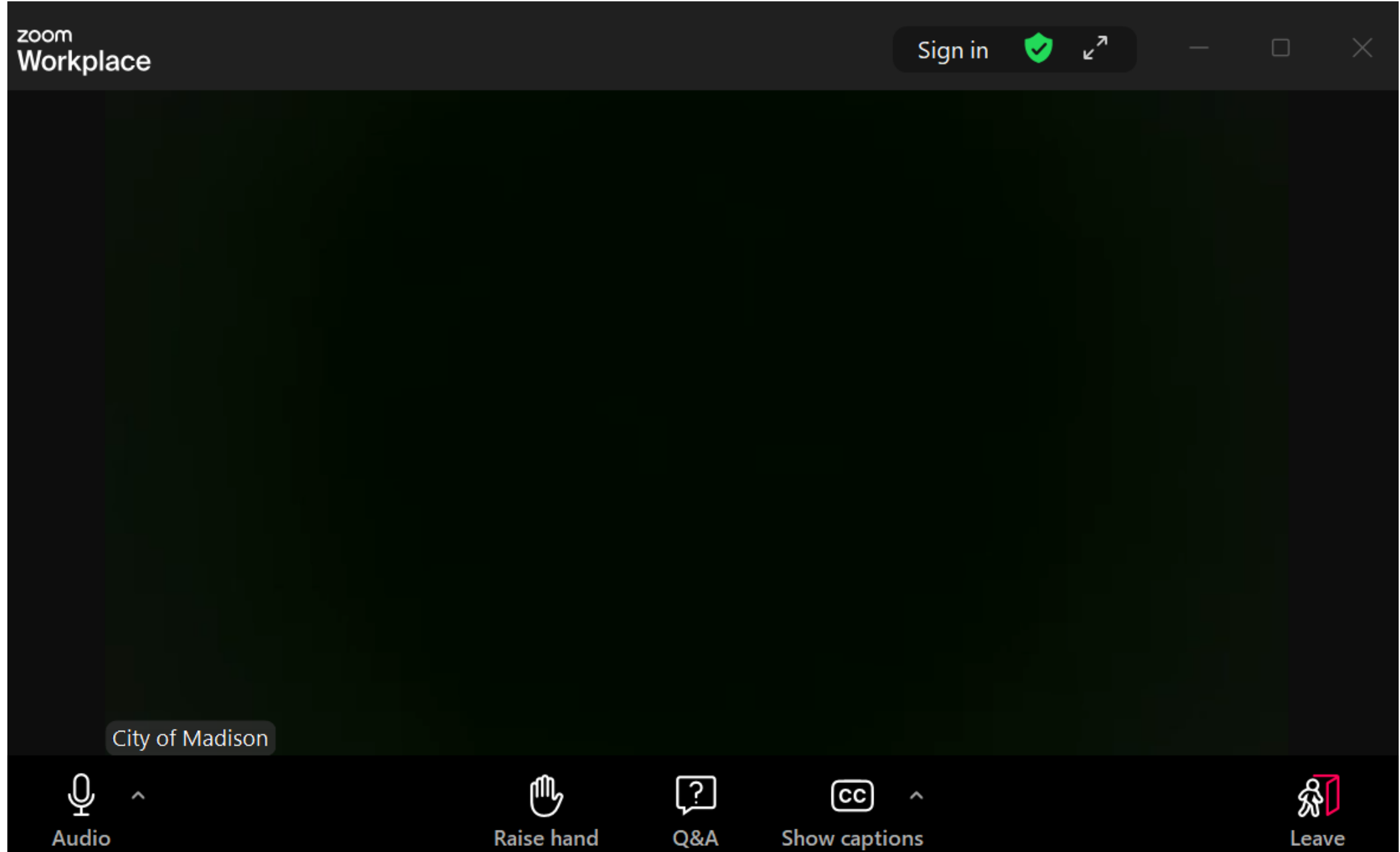
Use **Q&A button** if you have technical issues or a question for the panelists.



CITY OF MADISON



How to Participate



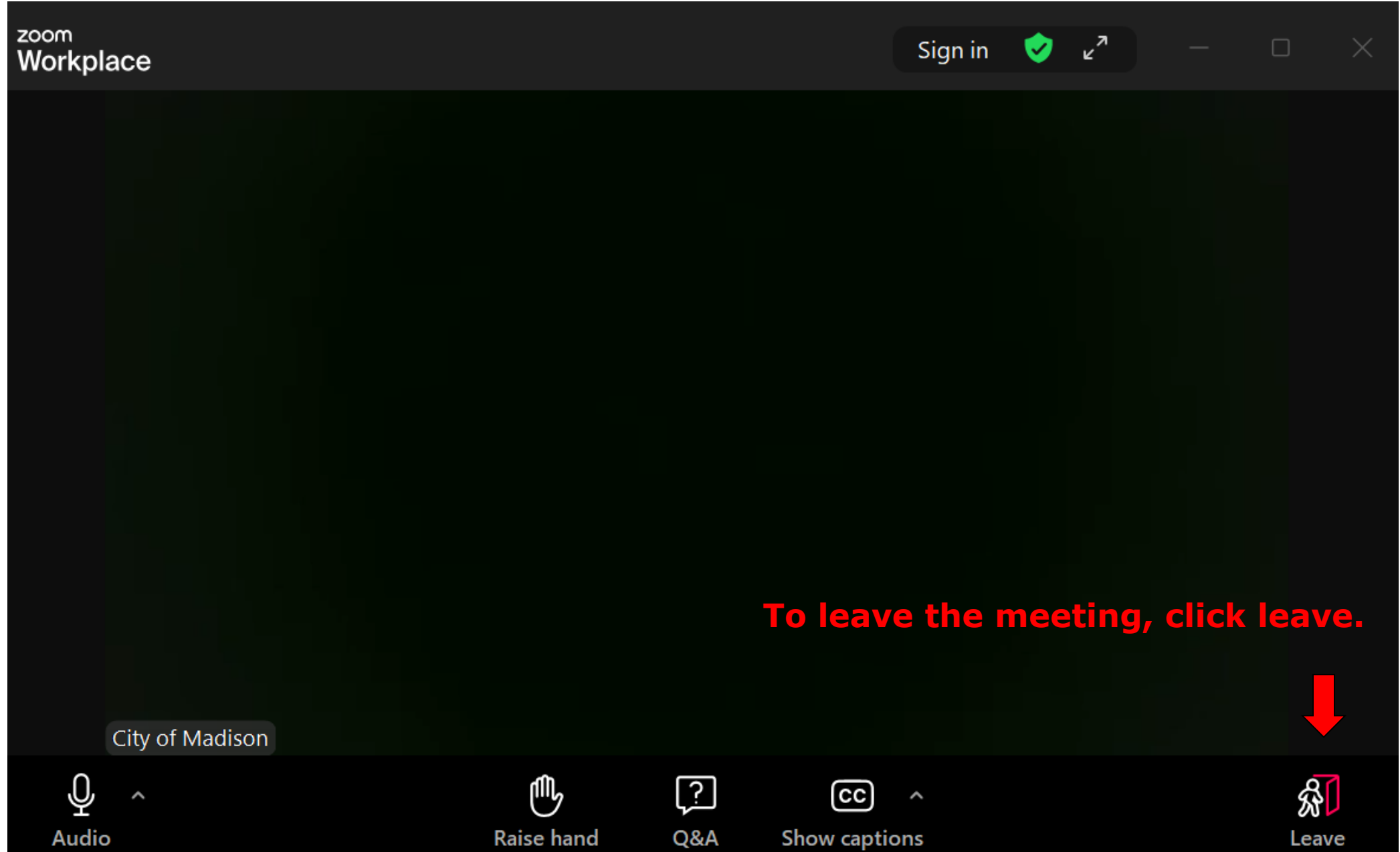
Use **Q&A button** for all other questions.
We will answer after the presentation.



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How to Participate



How to Participate

zoom
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If you'd like to enable closed captioning, click "show closed captions" button on the bottom of the screen.

This may already be enabled. If this is not enabled, click the button to allow closed captioning.

City of Madison

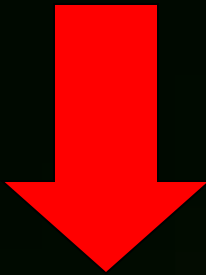
Audio

Raise hand

Q&A

Show captions

Leave



Presentation Introductions

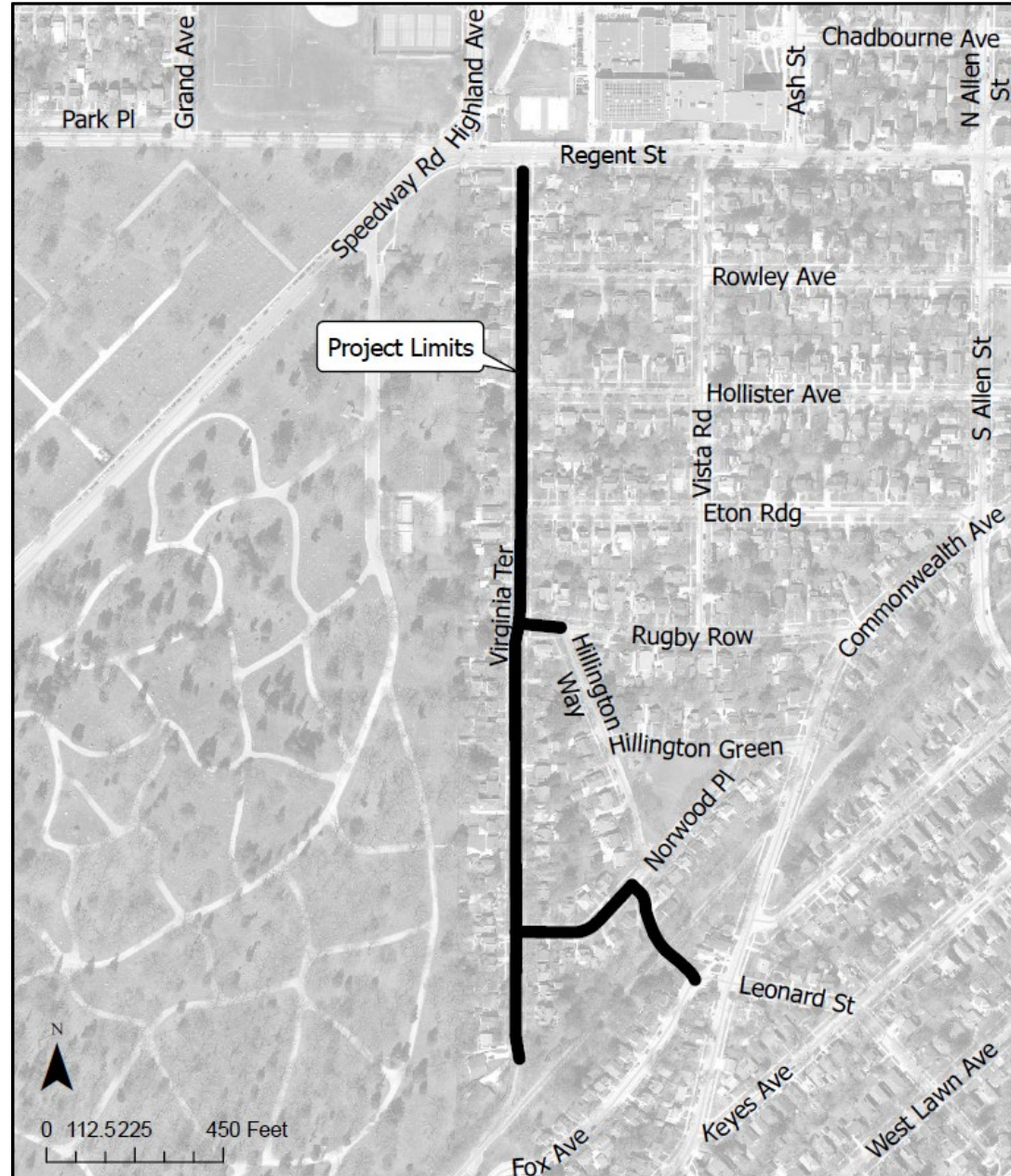
Thank You for participating!

- Welcome (Hannah Mohelnitzky, Public Information Officer, City of Madison)
- Introduction (Alder Vidaver, District 5)
- Presentation (Grecia Izquierdo)
- Q&A (facilitated by Hannah Mohelnitzky)
 - Assisted by:
 - Daniel Olivares, Sewer Engineer, City of Madison
 - Ryan Newman, Water Engineer, City of Madison
 - Jeremy Nash, Traffic Engineer, City of Madison
- Presentation available on the website
 - <https://www.cityofmadison.com/VirginiaNorwood>

Project Overview

- **Project Location**
- Meeting Purpose
- Existing Conditions
- Vision Zero
- Complete Green Streets
- Proposed Street Design
- Proposed Utility Design
- Terrace Rain Garden
- Questionnaire Results
- Forestry Information
- Assessments Policy & Costs
- Project Approve Schedule
- Construction & Access
- Next Steps
- Contact Information, Resources, Q&A

Project Location

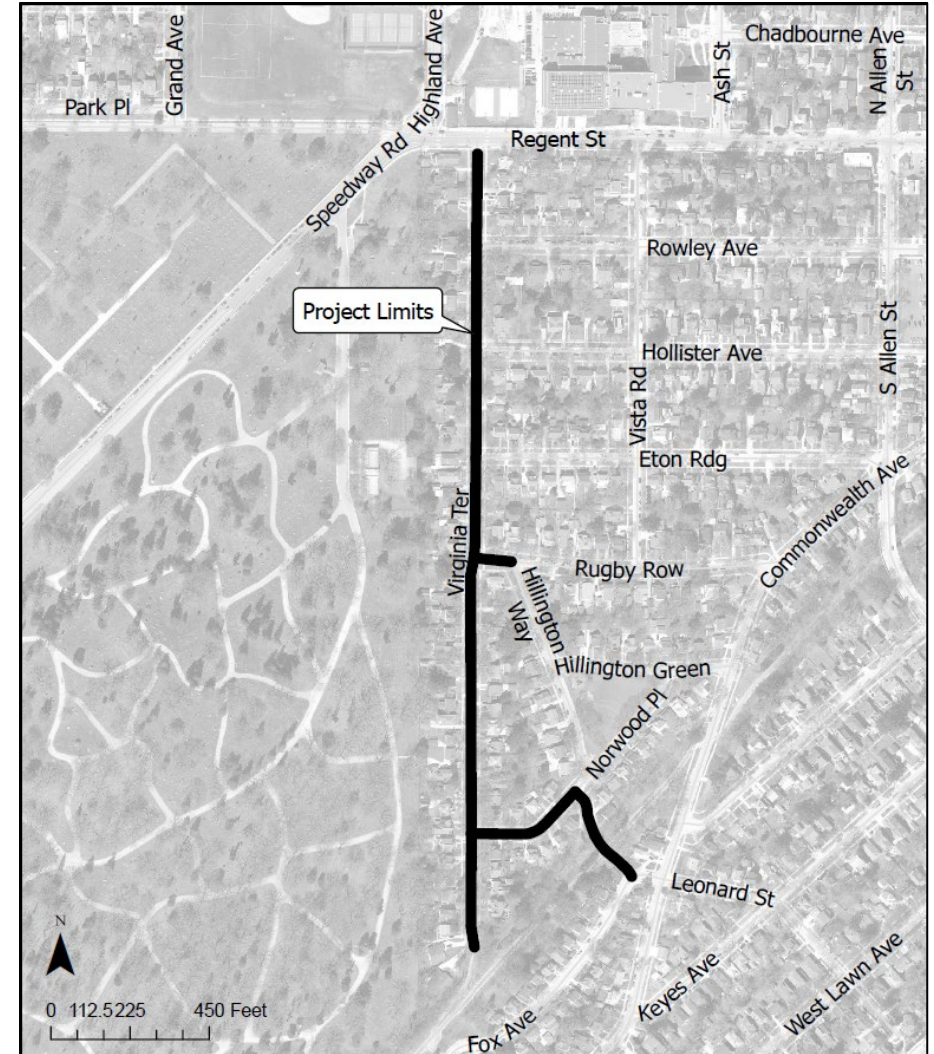


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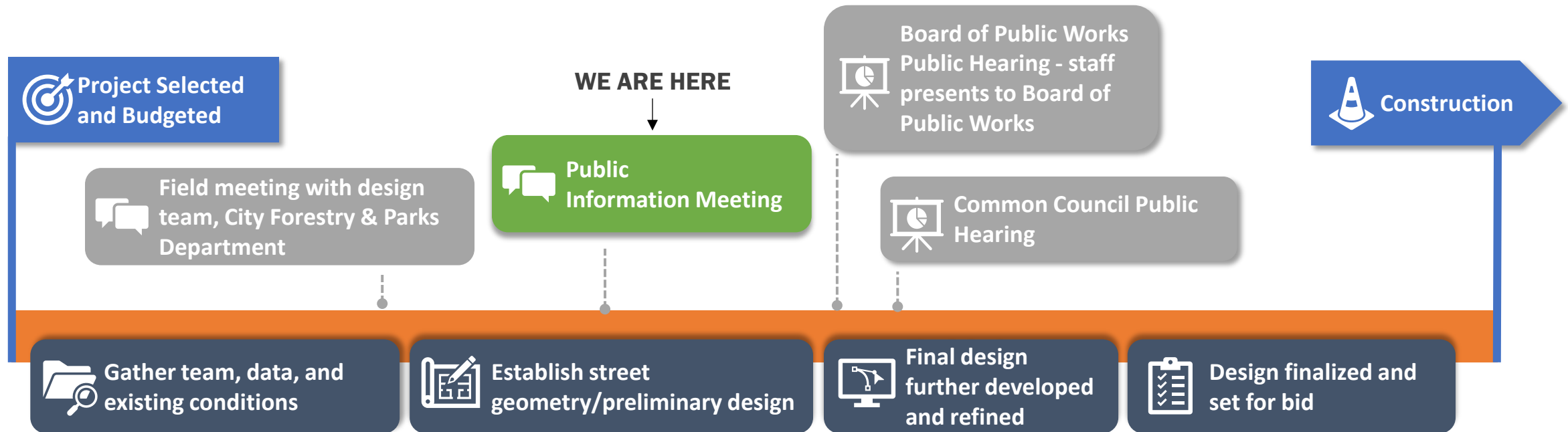
Meeting Purpose

- Inform the public about the project scope
- Communicate with residents about assessment policies
- Inform the public on the approval schedule and construction access
- Remind the public to fill out the online questionnaire



Meeting Purpose (Big Picture)

Project Development Process



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Existing Conditions – Virginia Terrace

Item	Existing Condition
Last Surfaced	1995
Pavement Surface Evaluation & Rating	5/10
Curb Rating	8/10
Width (from face of curb to face of curb)	28ft (from south cul-de-sac to Rugby Row) 24ft (from Rugby Row to Regent Street)
Surface	Asphalt
Sidewalk	Both sides
Sanitary	6" Clay (1916/1923)
Water	8" Sand Cast Iron (1927) 8" Cast Iron (1921/1924) 6" Sand Cast Iron (1921)
Storm	4'X3' Box (1997) / 12" Clay (1960) – Located in west side terrace 12" Concrete Pipe (1997) – East side terrace

Existing Conditions – Norwood Place

Item	Existing Condition
Last Surfaced	1997
Pavement Surface Evaluation & Rating	5/10
Curb Rating	8/10
Width (from face of curb to face of curb)	24ft
Surface	Asphalt
Sidewalk	Both sides
Sanitary	8" Clay (1920)
Water	6" Sand Cast Iron (1924)
Storm	3'X3' Box (1933)

Existing Conditions – Rugby Row

Item	Existing Condition
Last Surfaced	1995
Pavement Surface Evaluation & Rating	5/10
Curb Rating	8/10
Width (from face of curb to face of curb)	24ft
Surface	Asphalt
Sidewalk	Both sides
Sanitary	6" Clay (1916)
Water	6" Sand Cast Iron (1920)
Storm	12" Concrete Pipe (1997) – Located in the south terrace

Existing Conditions – Hillington Way

Item	Existing Condition
Last Surfaced	1997
Pavement Surface Evaluation & Rating	5/10
Curb Rating	8/10
Width (from face of curb to face of curb)	26ft
Surface	Asphalt
Sidewalk	Both sides
Sanitary	8" Clay (1916) – Lined 2015
Water	6" Copper (1926)
Storm	3'X3' Box (1933) – Located on west side terrace 24" Concrete Pipe (1998) – Located under the road

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VISION ZERO MADISON

ACTION PLAN
2020 - 2035

VISION
ZERO
MADISON

Why Vision Zero?

Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. First implemented in Sweden in the 1990s, Vision Zero has proven successful across Europe and now it's gaining momentum in major American cities.

Pedestrians and Cyclists are Disproportionately Represented in Injuries and Fatalities

Pedestrians and cyclists are involved in 4% of reported crashes...



...but they represent 27% of those killed or injured in crashes.

Controlling Speed is a Key Factor in Vision Zero

When a person is driving at...



This is their field of vision:



This is their stopping distance:



And pedestrians hit at this speed have a...



13% likelihood of fatality or severe injury



40% likelihood of fatality or severe injury



73% likelihood of fatality or severe injury

Concept and data:
Toole Design Group, LLC

TOOLE
DESIGN



Vision Zero

- Initiative to eliminate traffic deaths and severe injuries on City streets by 2035
- Increase safe, healthy, equitable mobility for all ages and abilities.
 - Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way are not on the High Injury Network
- Current conditions
 - The pedestrian network has sidewalk on each side of the street
 - Crosswalks not marked
 - Not on Metro Transit Network
 - No marked bike facilities

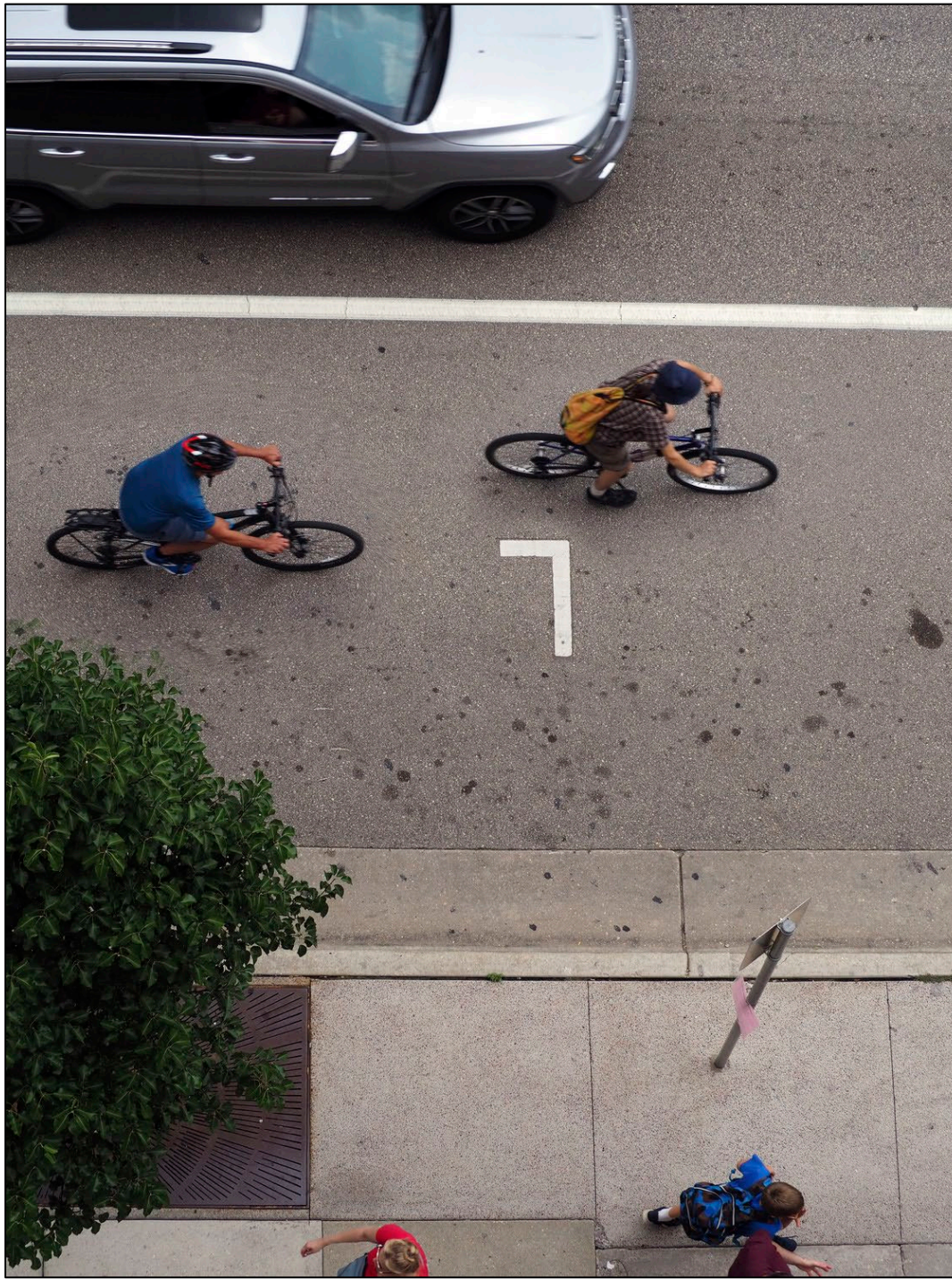
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City of Madison

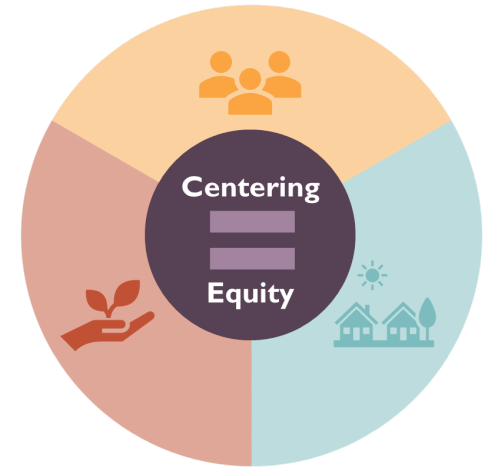
Complete Green Streets Guide

Approved January 6, 2023



STREET VALUES

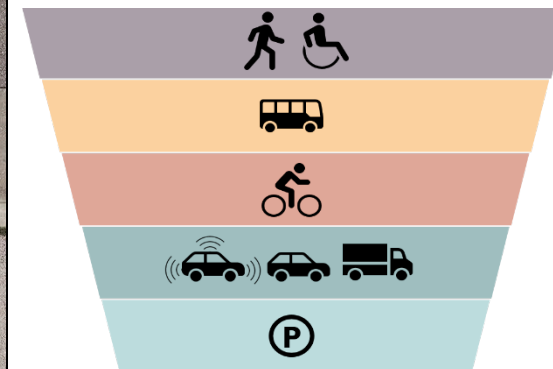
Putting People First



Fostering
Sustainability

Supporting
Community

MODAL HIERARCHY



MADISON





Principles of Complete Green Streets

- Streets are for everyone, no matter who they are or how they travel.
- There is no one design but instead each design considers the specific context of the neighborhood and street.
- Streets are designed and operated to prioritize safety, comfort and access for all users.
- Green infrastructure integrates sustainability in the right of way to help our City be more resilient and helps provide a welcoming public place.

COMPLETE GREEN STREETS – STREET TYPE

Neighborhood Yield Street

Context: Residential neighborhood

Description: Many older neighborhood streets fall within this street type. May allow parking only on one side. Does NOT allow two drivers to pass each other (one must give way) when parked vehicles are present, which provides a traffic calming effect.

Target Speed: 20 mph or less



Zone Priorities and Preferred Elements for Each Zone

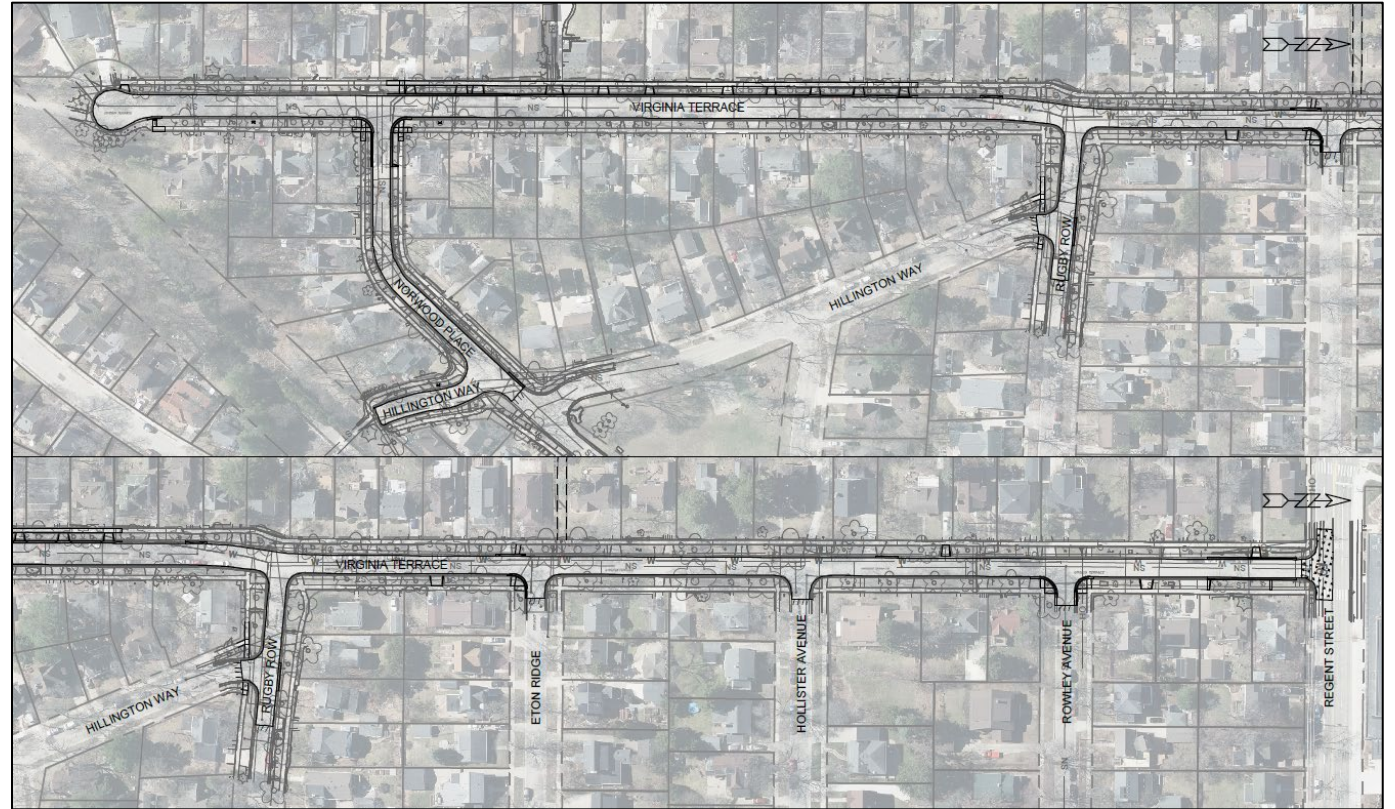
Walkway High Priority	Flex Zone Medium Priority	Travelway Low Priority'	Additional Considerations
Standard sidewalks, with landscaping between the sidewalk and homes or buildings. May shift closer to or farther from the street to avoid impacting canopy trees.	Landscaped terrace with street trees. May straddle the walkway when the walkway is close to the street to avoid impacting existing canopy trees. On-street parking on one or both sides common.	Two-way travel without lane markings. No dedicated bikeway unless traffic volumes are above 3,000 ADT.	Speed management, parking demand to determine type and amount of on-street parking.

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Proposed Design

- Remove & replace asphalt pavement & gravel base
- Spot replacement of sidewalk, curb and gutter, and driveway aprons as needed.



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Proposed Utility Design

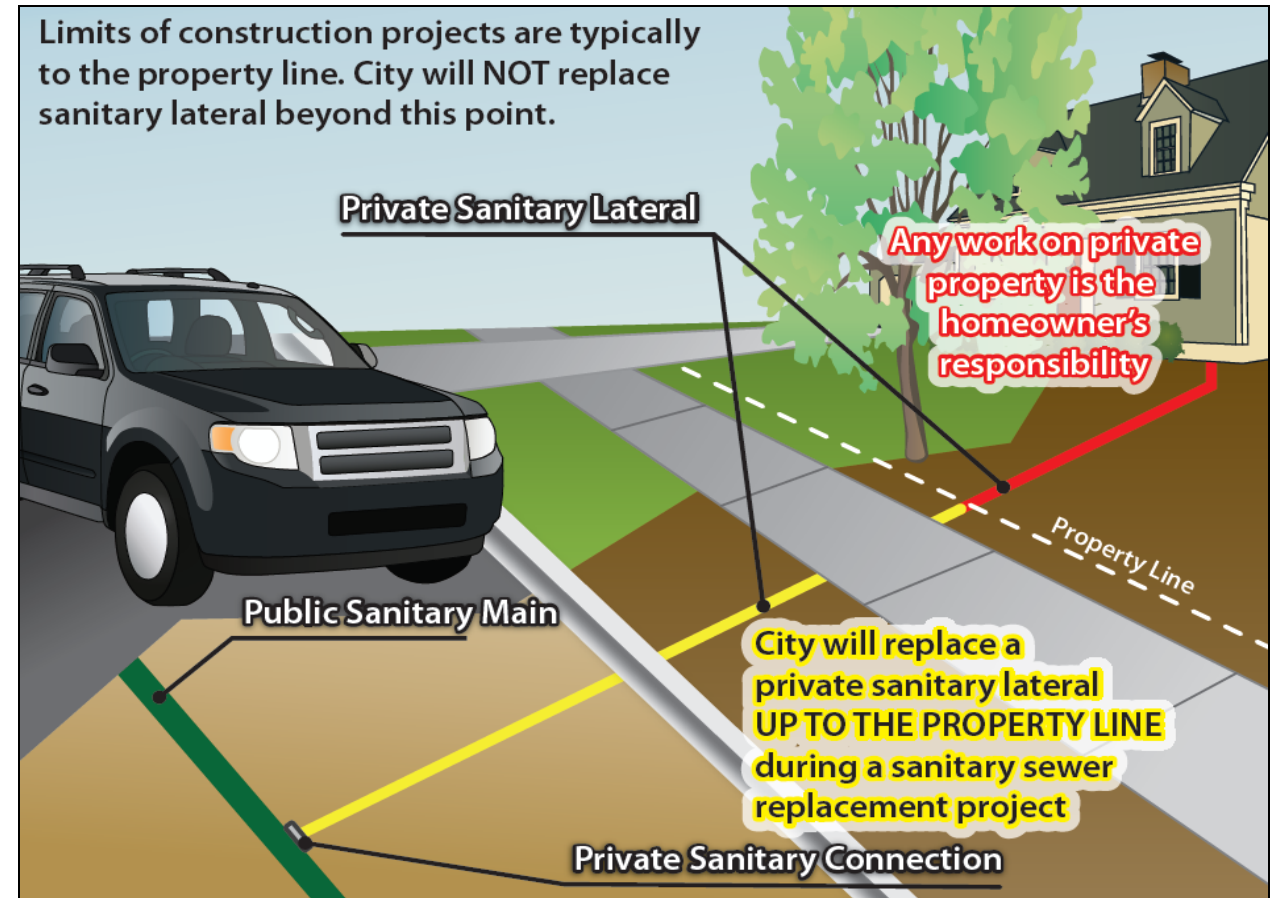
- Virginia Terrace
 - Replace existing sanitary sewer main & laterals (1916-1923)
 - 8-inch PVC
 - Replace existing water main (1921-1927)
 - 8-inch Ductile Iron
 - Replace & improve storm sewer system in the street and intersections (1960)
- Norwood Place (Virginia Terrace to Hillington Way)
 - Replace existing sanitary sewer main & laterals (1920)
 - 8-inch PVC
 - Replace existing water main (1924)
 - 8-inch Ductile Iron
 - Replace storm sewer main (1933)

Proposed Utility Design

- Rugby Row (Virginia Terrace to Hillington Way)
 - Replace existing sanitary sewer main & laterals (1916)
 - 8-inch PVC
 - Replace existing water main (1920)
 - 8-inch Ductile Iron
 - Replace & improve storm sewer system in the street and intersections (1997)
- Hillington Way (Norwood Place to street end before Southwest Commuter Path)
 - Replace storm sewer main on west side terrace (1933)
 - Replace existing sanitary sewer main & laterals (1916/lined 2015) for storm sewer relocation.
 - 8-inch PVC

Proposed Utility Design – Sewer Lateral

- Sanitary Sewer Lateral Installation
 - Replace to property line
- Work beyond the property line is the homeowner's responsibility
- Trees may also impact the ability to install
 - Can stop short with approval of owner
 - Owner can provide a Right of Entry to help find an alternate path around the tree



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Terrace Rain Gardens



terrace rain garden



- Collect the stormwater runoff from the road
- 1 foot deep (from top of the curb)
- Constructed and planted by the city
 - Use native vegetation
- Maintenance is done by the residents
 - Guides are available
- \$100 cost to residents
 - City pays \$3,000 for construction and planting
- Residents receive \$5 off Municipal services bill each month.

Terrace Rain Gardens

- Interested?
- City will determine whether or not your terrace is suitable
- Contact Phil Gaebler directly
 - Email: PGaebler@cityofmadison.com
 - Phone: 608-266-4059



terrace rain garden

- You can learn more at: www.cityofmadison.com/TerraceRainGardens

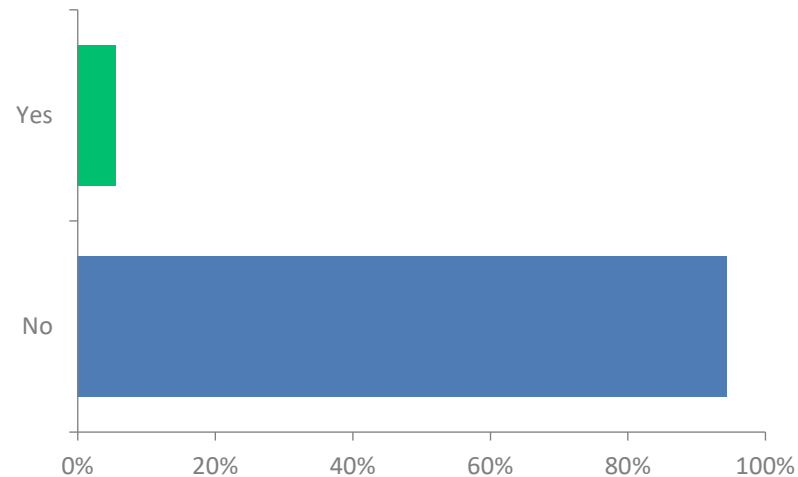
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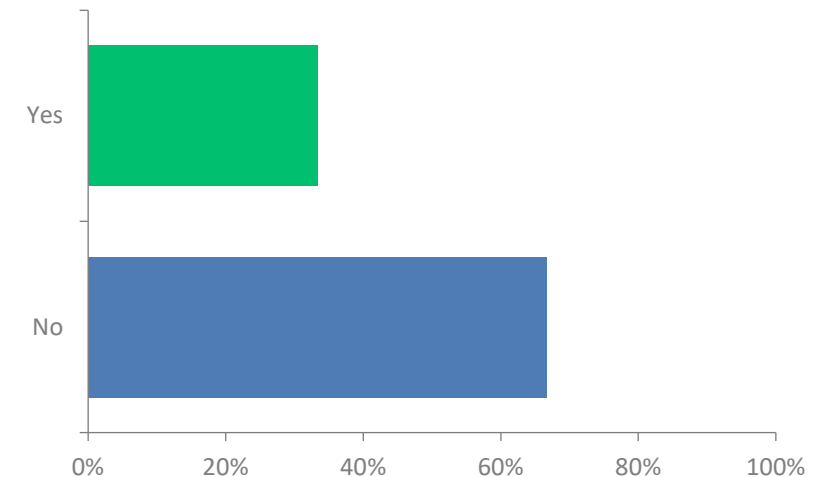
Questionnaire Results

Driveway concerns



Designer process: Begin by aligning the driveway from behind the sidewalk to the street and then create the curb flares based on that alignment rather than the existing layout. Modify as needed to accommodate existing driveway conditions and trees

Accessibility concerns



Reach out to a Project Manager to discuss

Project Overview

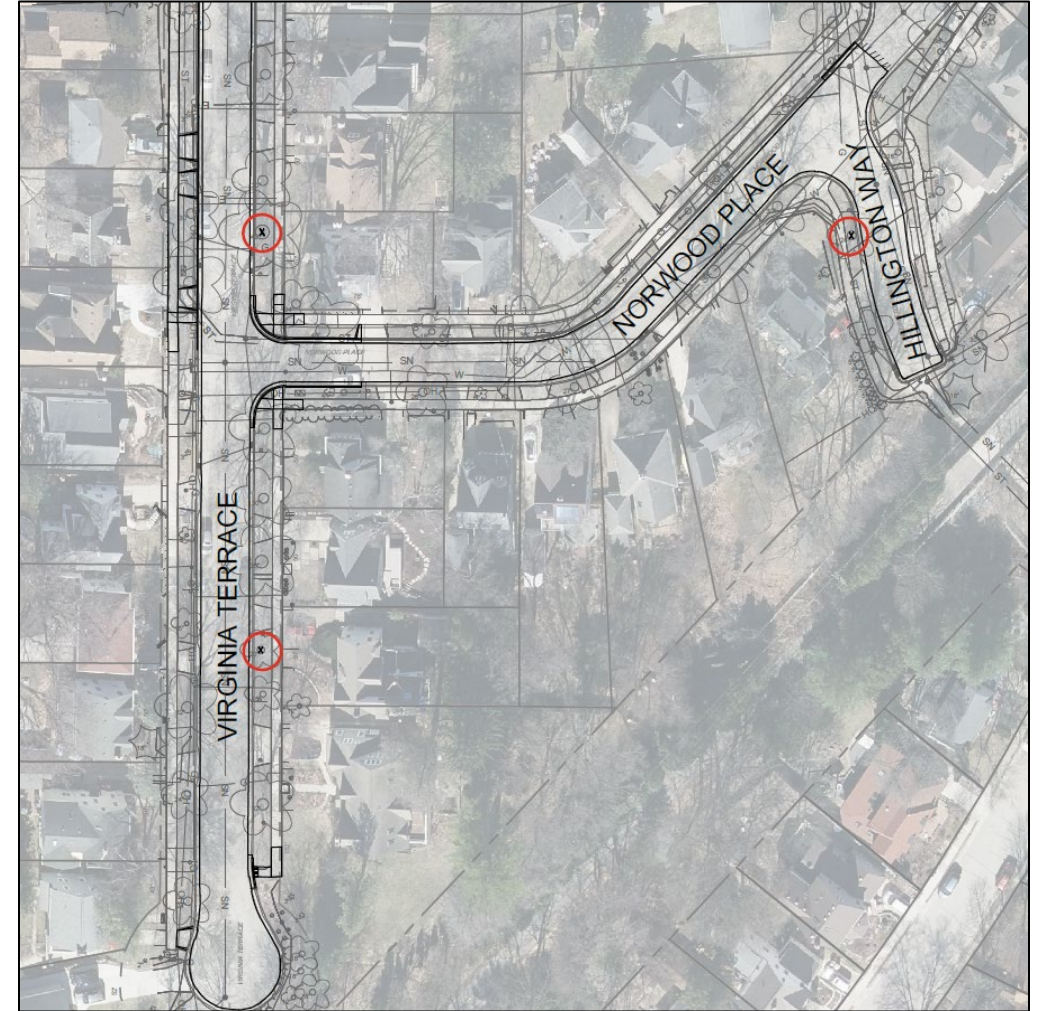
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Forestry Information

- City Engineering has reviewed the project with City Forestry. A Forestry representative will work with the City design team, City Construction Inspector, and Contractor during construction.
- Terrace (area between sidewalk & curb) trees will be pruned prior to construction to provide required clearance above street.
- Tree priority score
 - 100 tree equity score, <https://www.treeequity.org/>
 - 48% canopy cover, goal 40%
 - Planting new trees
 - Low priority
 - Maintain existing trees
 - High priority

Forestry Information

- Locations of know removals (ahead of construction)
 - 509 Virginia Terr (18" American Basswood)
 - 453 Virginia Terr (36" Pin Oak)
 - 2505 Norwood Pl (19" Norway Maple)
- Reasons for removal include
 - Poor condition
- Methods of tree protection include:
 - Bends & limits of work for sewer laterals
- Initial coordination with Forestry has been completed for potential new planting locations and will continue during design and after project completion
 - New plantings spring 2028



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Assessment Policy & Costs

- Special charge for work being done that has a direct benefit to the property
- Preliminary assessment mailed during the design phase – this is where the project is now.
 - Based on estimated quantities of driveway aprons, terrace walk, and sanitary laterals.
 - Unit price for driveways, pavement reconstruction, and terrace walks based on 2026 street improvement rates.
 - Rates are an average of the last 3 years of construction
 - Unit prices for sanitary laterals and private storm sewer connections based on estimated prices.
- Assessments can be paid in lump sum or typically over 8 years with a 4.5% interest rate (2026)
- Final assessments billed after project completion
 - Based on measured quantities of driveway aprons, terrace walks, and sanitary laterals
 - Unit prices for driveways, pavement reconstruction, and terrace walks will not change from preliminary
 - Unit prices for sanitary laterals and private storm sewer connections based on bid prices
 - Bill mailed to property owners in 2028 (summer after completion of the project)

Assessment Policy & Costs

Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Apron Replacement	50%	50%
Terrace Walk Replacement (between sidewalk & curb)	50%	50%
Sidewalk Replacement	0%	100%
Intersection Curb & Pavement	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%

*Assessed per linear ft as 10-ft. of street width across the property frontage

Assessment Policy & Costs

- Virginia Terrace, Norwood Place, Rugby Row, and Hillington Way
 - Approximate property owner costs for item
 - Driveway replacement approx. \$1000.00 each
 - 10' pavement replacement approx. \$46.72 per ft
 - Defined as 10-ft of street width across the property frontage
 - 50% discount for single or two-family corner lots fronting two streets
 - 67% discount for single or two-family corner lots fronting three streets
 - Curb & gutter and sidewalk replacement not assessed
 - Sewer lateral replacement approx. \$3,500 each

For 50' of lot frontage estimate: \$6,500 - \$8,500

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Project Schedule

- January 30, 2026: Mail Estimated Assessments & Public Hearing Notice
- February 11, 2026: Board of Public Works Hearing
- February 24, 2026: Common Council Public Hearing
- Spring 2026: Advertise for Contractor Bids
- Summer 2026: Begin Construction
- Summer 2027: End Construction

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Construction & Access

- Closed to through traffic, local traffic only
- Approximately 8 months to complete all work
 - Summer 2026 – Summer 2027
- Residential driveway access will be maintained during most of construction but closed up to a cumulative total of 20 days, residents are notified before
 - Not accessible when contractor is working directly in front
 - Closed when curb and gutter, sidewalk, and driveway aprons are installed
- An average of 2 planned water shut-offs are expected for each property
 - Up to 8 hours but usually 4 hours
 - Residents will be notified 48 hours ahead of time
 - Occasionally emergency shut-offs if old main breaks
- Allowed working hours are 7:00am to 7:00pm Monday to Saturday, and 10:00am to 7:00pm on Sundays

Construction & Access

- Existing timber, brick, or stone walls behind the sidewalk will not be impacted.
- Existing landscaping within the terrace (between curb & sidewalk) will be impacted
 - If you wish to save any terrace landscaping, it should be removed prior to the start of work in July 2026.
- Stone/brick pavers and wood retaining walls within the terrace you wish to save should be removed prior to construction and reinstalled by you after construction is complete.

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Next Steps

- Up coming opportunities for public involvement
 - Fill out the questionnaire
 - Sign-up for project email updates on the website
 - Board of Public Works public hearing meeting
 - Design staff to recommend approval of the plans, specifications, and assessments as well as authorization for contractor bids when the design is final
 - Common Council public hearing meeting
- The public is encouraged to attend the following two City committee meetings and provide written or verbal feedback:
 - Board of Public Works Meeting
 - Common Council Meeting
- Public notified via website updates and/or mailing
 - <https://www.cityofmadison.com/VirginiaNorwood>

Board of Public Works (BPW) Meeting

- Members of the public can watch, register support/opposition, speak (3 minutes), and/or submit written comments.
- Subscribe to the email list on project webpage to get notification when BPW meeting registration opens.
- If you register to speak, make sure the name you display in Zoom matches the name you registered under so staff know who to unmute when it's your turn.
- BPW meetings start at 4:30 PM but the public hearings for public works projects don't start until 5:30 PM (or when the item under discussion at 5:30 PM finishes). You can join at any time.
- If you have any questions about registering for the BPW meeting, email boardofpublicworks@cityofmadison.com.

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Thank You for Attending!

Contact Information & Resources

- Questions
 - Please use the **"Q&A"** option at the bottom of the screen to type a question
 - To ask a question verbally, click the **"raise hand"** option at the bottom of your screen and the host will unmute you
- Engineering
 - Grecia Izquierdo Torres, Project Manager, 266-4763, gizquierdo@cityofmadison.com
 - Daniel Olivares, Sewer Engineer, 261-9285, daolivares@cityofmadison.com
 - Ryan Newman, Water Engineer, 261-9640, rnewman@madisonwater.org
 - Hannah Mohelnitzky, Public Information Officer, 669-3560, hmohelnitzky@cityofmadison.com
- Traffic Engineering
 - Jeremy Nash, Traffic Engineer, 266-6585, jnash@cityofmadison.com
- Project Website: <https://www.cityofmadison.com/VirginiaNorwood>
- Questionnaire will remain open until 01/28/2026, 1:00pm
- Sign-up for project email updates on the website
 - Updates on the design process and construction progress will be posted to the website
- A PDF of the presentation and recording for this meeting will be posted on project webpage