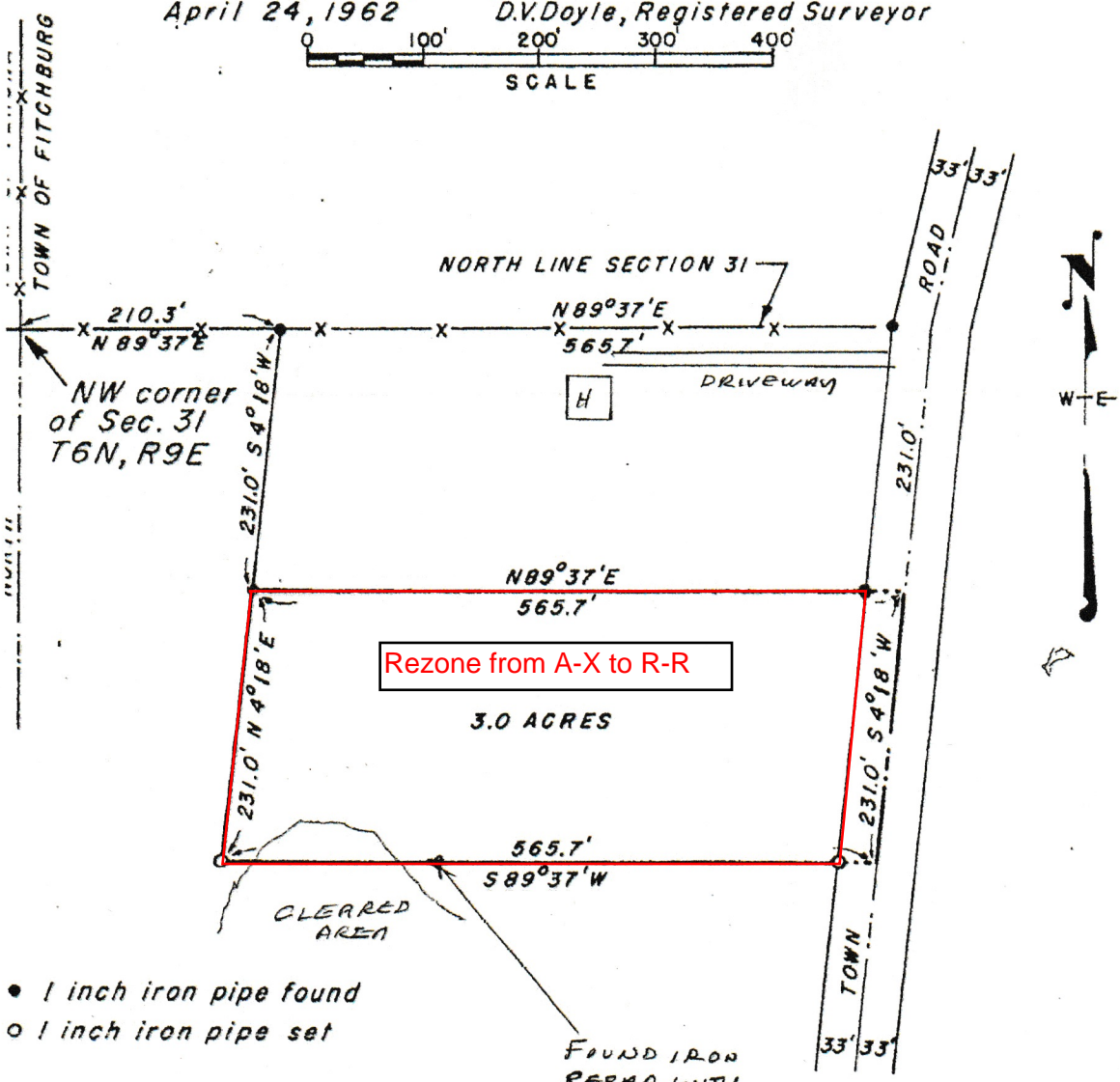
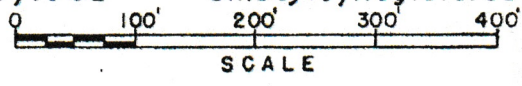


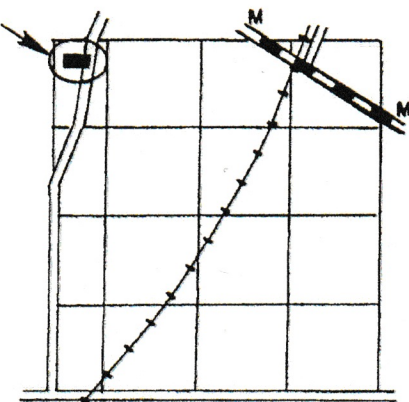
Survey for FRANK HAGEMAN

A part of the NW 1/4 of the NW 1/4 of Section 31,
Town 6 North, Range 9 East, Dane County, Wis.
April 24, 1962 D.V. Doyle, Registered Surveyor



- 1 inch iron pipe found
- 1 inch iron pipe set

FOUND IRON
REBAR WITH
FENCE POST
ABOUT HERE



Section 31
T6N, R9E

4-15-14 FOUND ALL CORNERS
TIMOTHY J. MOORE, RLS 5-1830

Exhibit A

Parcel 2:

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Town 6 North, Range 9 East (Town of Fitchburg) Dane County, Wisconsin, more fully described as follows: Commencing at a point which is North 89 degrees 37' East, 210.3 feet from the Northwest corner of said Section 31; thence South 4 degrees 18' West, 231.0 feet to the point of beginning of this description; thence North 89 degrees 37' East parallel to the North line of said Section 31, 565.7 feet to the centerline of a town road; thence South 4 degrees 18' West along the centerline of said town road 231.0 feet; thence South 89 degrees 37' West 565.7 feet; thence North 4 degrees 18' East, 231.0 feet to the point of beginning. This parcel is subject to a public road over the Easterly 33.0 feet thereof. It contains 3.0 acres.

Parcel 3:

~~A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Town 6 North, Range 9 East, (Town of Fitchburg) Dane County, Wisconsin, more fully described as follows: Commencing at a point on the North line of Section 31 which is North 89 degrees 37' East, 210.3 feet from the Northwest corner of said Section 31; thence North 89 degrees 37' East along the North line of said section 31, 565.7 feet to the centerline of a Town road; thence South 4 degrees 18' West along the centerline of said Town road, 231.0 feet; thence South 89 degrees 37' West, 565.7 feet; thence North 4 degrees 18' East, 231.0 feet to the place of beginning. This parcel is subject to a public road over the Easterly 33.0 feet thereof. It contains 3.0 acres.~~

Narrative of the Rezone Request

The lot on Borchert Road was created by metes and bounds through a 1962 land sale from Frank and Dorothy Hageman to Henry Wagner, Albert Wagner and Frank Wagner. The Hagemans reserved an agricultural easement over the property for a period of 10 years.

The parcel is located between two rural residential zoned parcels to the north and south. Refer to the zoning map below.



The parcel is not currently farmed. It is currently wooded. Historic imagery from 1974 suggests that the southeast portion of the property may have been farmed at one time. See aerial photograph from 1974 below.



The property owner intends to sell the property as a single-family residential parcel.

Plan Commission and Council approved a minor comprehensive plan amendment in Fall 2024 to change the future land use from Agriculture & Open Space to Rural Residential.