

# PRELIMINARY PLAT OF ALMEG SUBDIVISION

A subdivision of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

Owner:  
Almeg LLC  
10512 S CHICAGO RD  
OAK CREEK, WI 53154

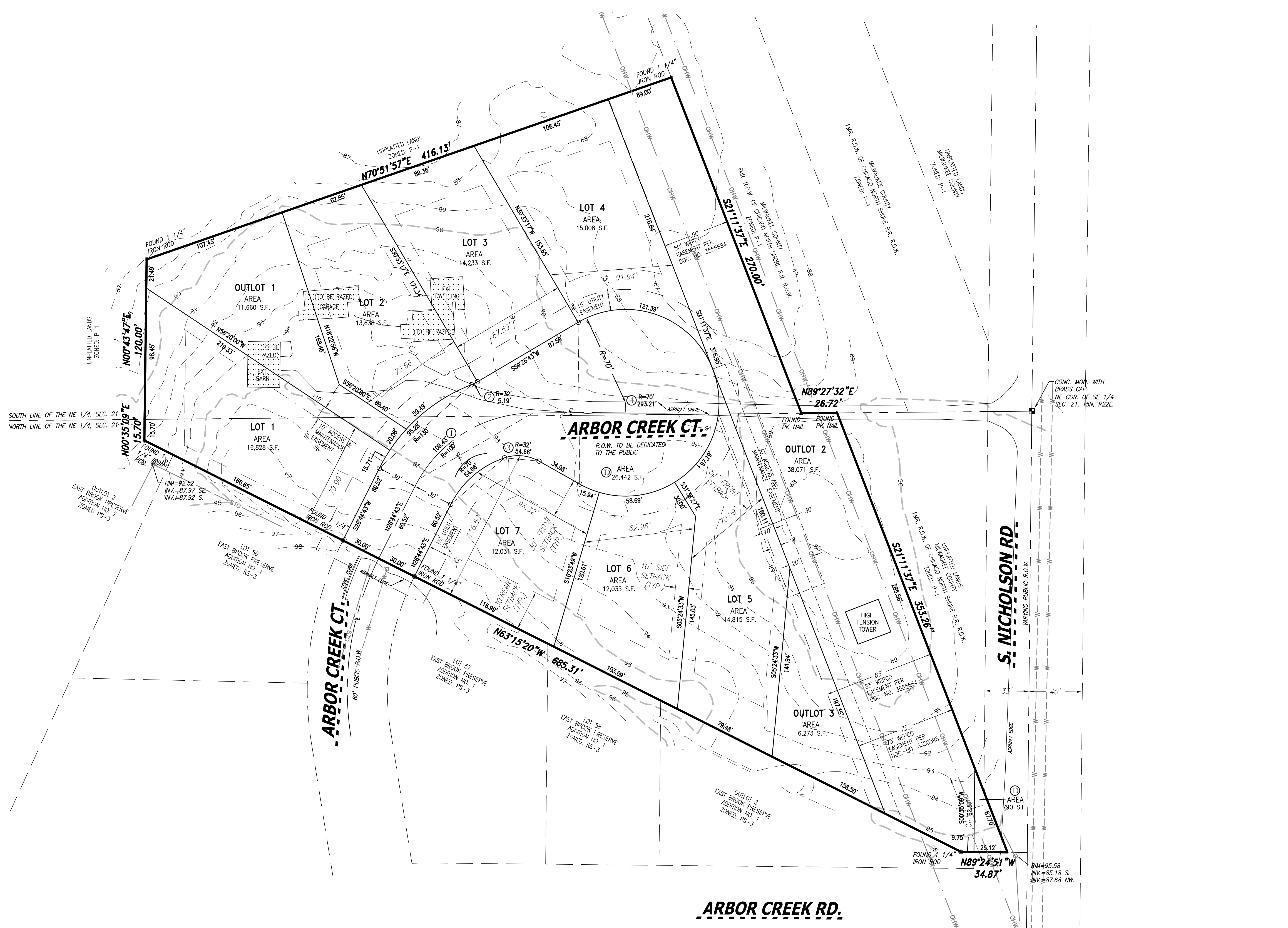
Engineer:  
Toki & Associates Inc.  
7100 W. Fond Du Lac Ave.  
Suite 201  
Milwaukee, WI, 53218

Approving/Obecting Agencies:

- City of Oak Creek (approving)
- Plan Commission (approving)
- Director of Community Development (Objecting)

Notes:

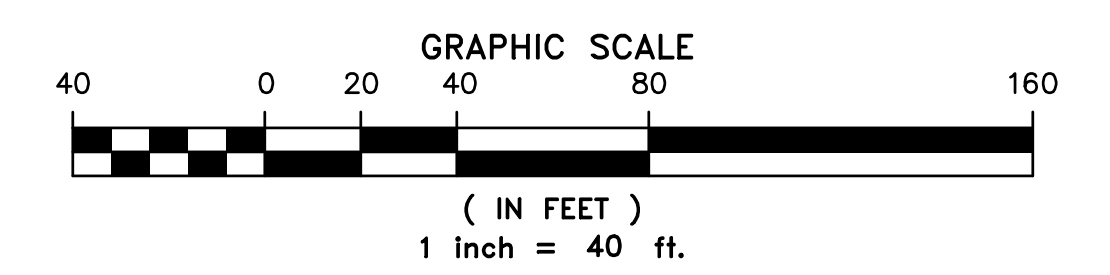
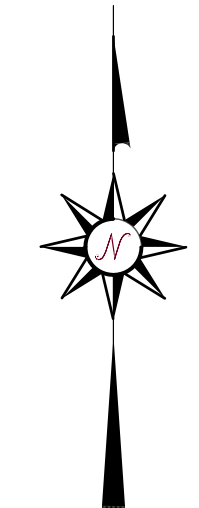
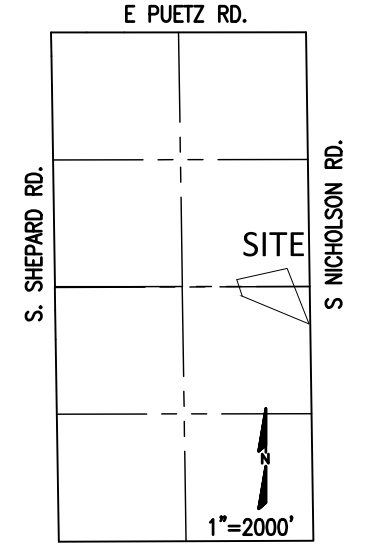
- Development contains 7 residential lots and 3 out lots.
- Development contains 181,826 square feet, or 4.1741 Acres
- All lots to be served by public sanitary sewer and public water main
- Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) in which the East line of the SE 1/4 of Section 21, Township 5 North, Range 22 East, bears South 00°35'09" West (NAD-27)
- Vertical Datum is based on NGVD-29 converted to the City of Oak Creek Datum (NGVD-29) - (580.56) = City of Oak Creek Datum
- According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0169E, effective date of September 26, 2008, this site falls in Zone X (areas of minimal flood hazard)
- Site is currently zoned RS-3 zoning
  - Minimum Lot Area= 12,000 S.F.
  - Street Yard Setback= 30' min.
  - Side Yard Setback= 10' min.
  - Rear Yard Setback= 30' min.
- Lot 5 to have a front setback of 51' to achieve minimum lot width of 70' at the front setback.



**LEGEND**

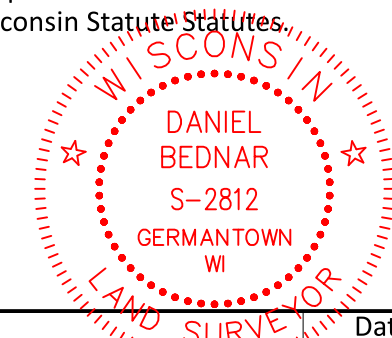
- INDICATES FOUND 1" IRON PIPE
- ⊙ SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INDICATES LANDS TO BE DEDICATED TO THE PUBLIC
- SANITARY SEWER
- STORM SEWER
- WATERLINE

**VICINITY MAP**  
NE 1/4 & SE 1/4 SEC. 21  
T5N, R22E.



I, Donald C. Chaput, Professional Land Surveyor, do hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I, to the best of my knowledge, have fully complied with the provisions of the subdivision and platting municipal codes of the City of Oak Creek and Chapter 236 of the Wisconsin Statutes.

Date: March 15, 2022



*Daniel E. Bednar*  
Daniel E. Bednar  
Professional Land Surveyor  
Registration Number S-2812

Date	Revision description

**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

**C1.16**

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Drawing No. 3614-dmb

CHAPUT LAND SURVEYS