Ruekert • Mielke [redacted]

United Coop-Union Grove Additions at 17702 County Line Road Union Grove, WI 53182

COVER LETTER

DATE: 10/26/2026

SUBJECT: Site Plan Application Cover Letter

GENERAL BACKGROUND

The site location is 17702 County Line Road Union Grove, WI 53182. The current zoning is A-1 to A-3 Agricultural Zoning District and will remain the same. The proposed project has 0.68 acres of proposed impervious area with 0.89 acres of land disturbance. A portion of the property is within the 300' setback from the Des Plaines River. Included in this submittal is a cover letter, civil plan set, architectural plan set, erosion control application, land disturbance application, shoreland zoning application, site plan permit application and a zoning permit application. A $370 check is included. A pre-development agreement is in progress and will be submitted shortly with the $500 escrow payment.

OPERATIONS

The operations of the United Coop project site will remain unchanged. The property will continue to provide crop management solutions and agricultural supplies. The south expansion will provide a new office expansion with approximately six additional employees when the office is full. A loading dock is being provided for additional ease of supply delivery, and the current schedule of deliveries will remain unchanged. The north expansion will provide housing for a secondary containment liquid load-out with four additional 5,000 gal tanks proposed. Additional asphalt pavement and gravel regrading is also included in the proposed project for ease of access and providing additional access to the property.

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