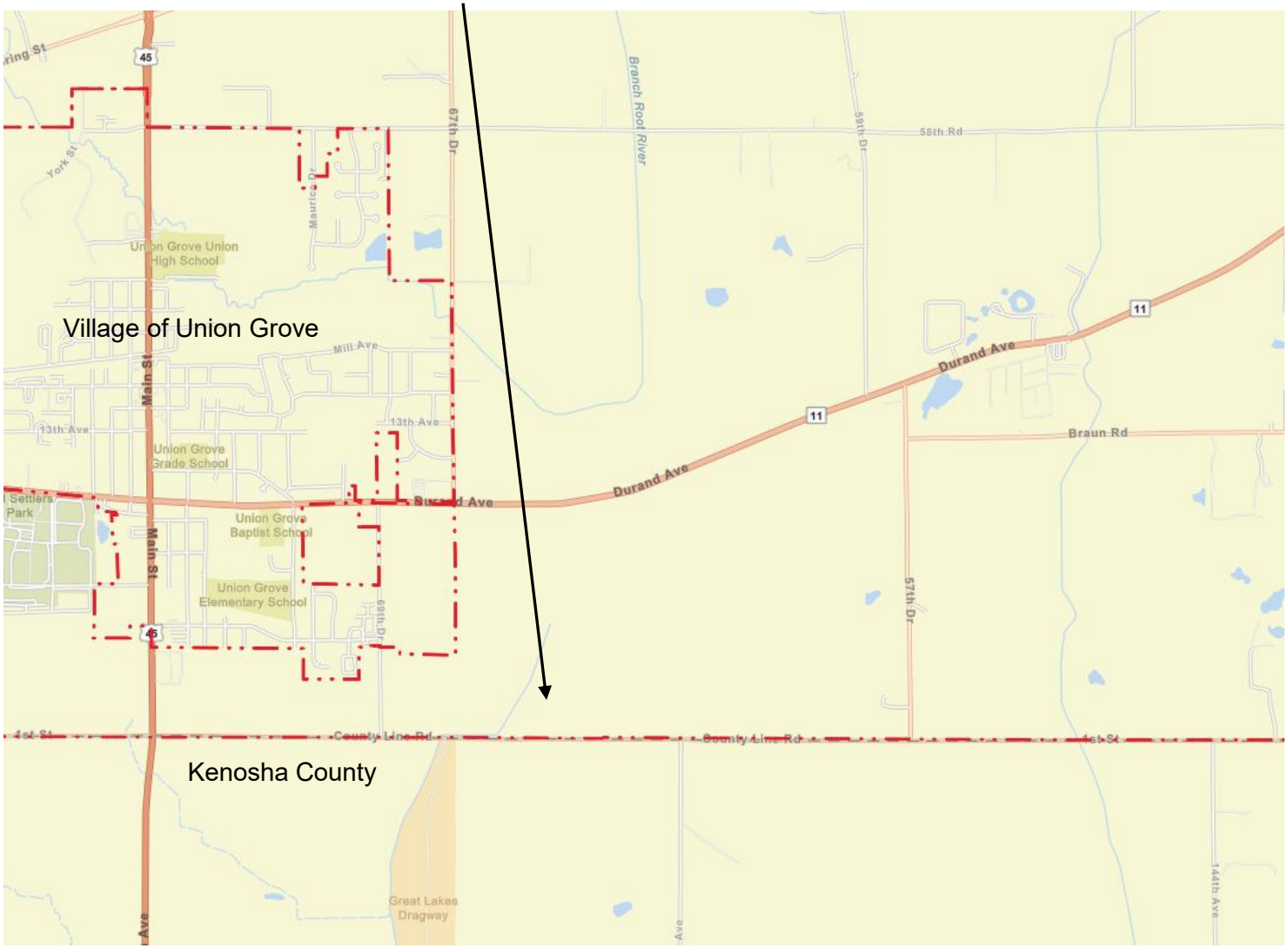
United Cooperative, Owner
Ruekert & Mielke Inc, Applicant
Site Address: 17702 County Line Road
M-3 Site Plan Review for the construction of two additions to existing industrial buildings; including a loading dock

Location Map

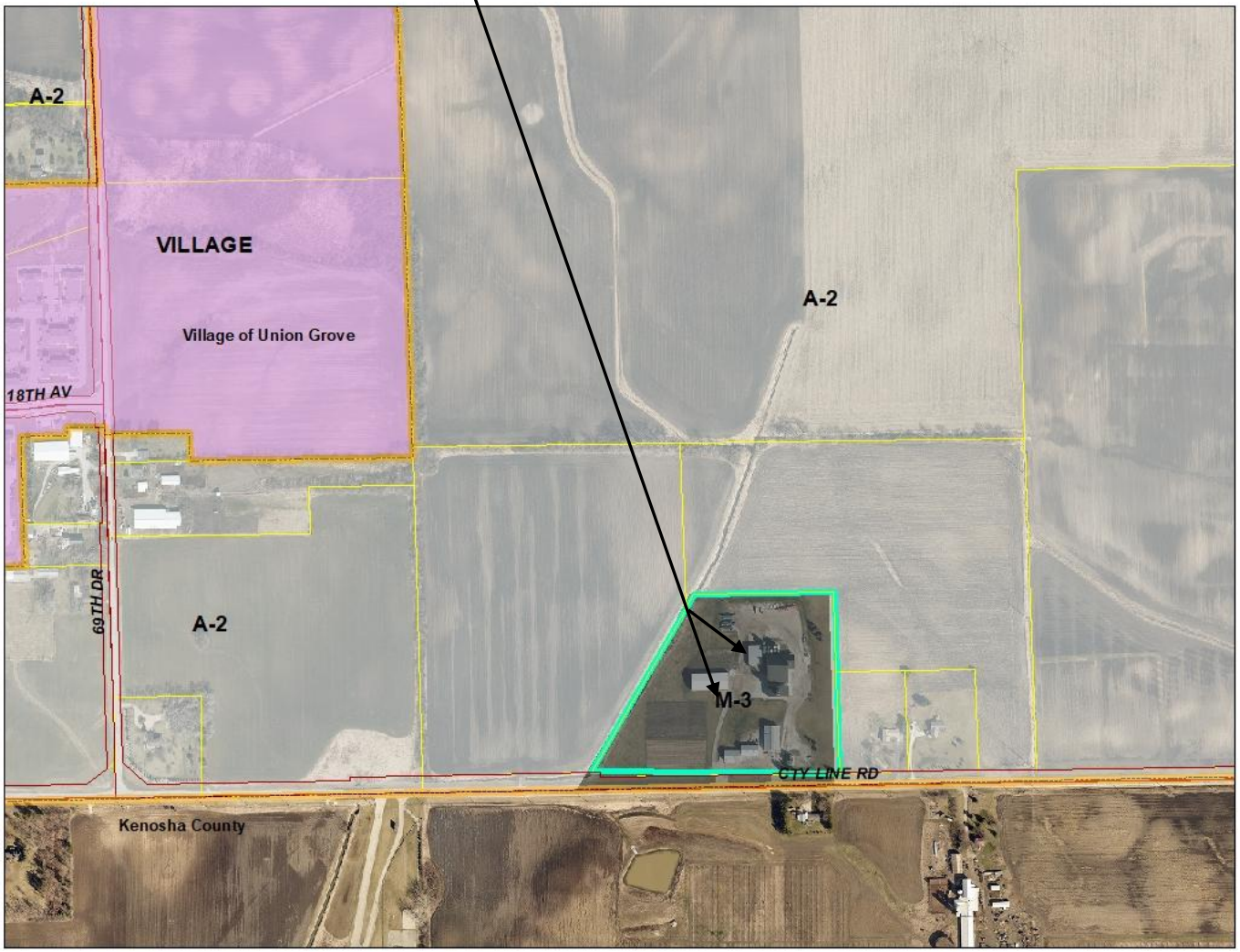


SEC 33 – T3N – R21E

Village of Yorkville

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Zoning Map

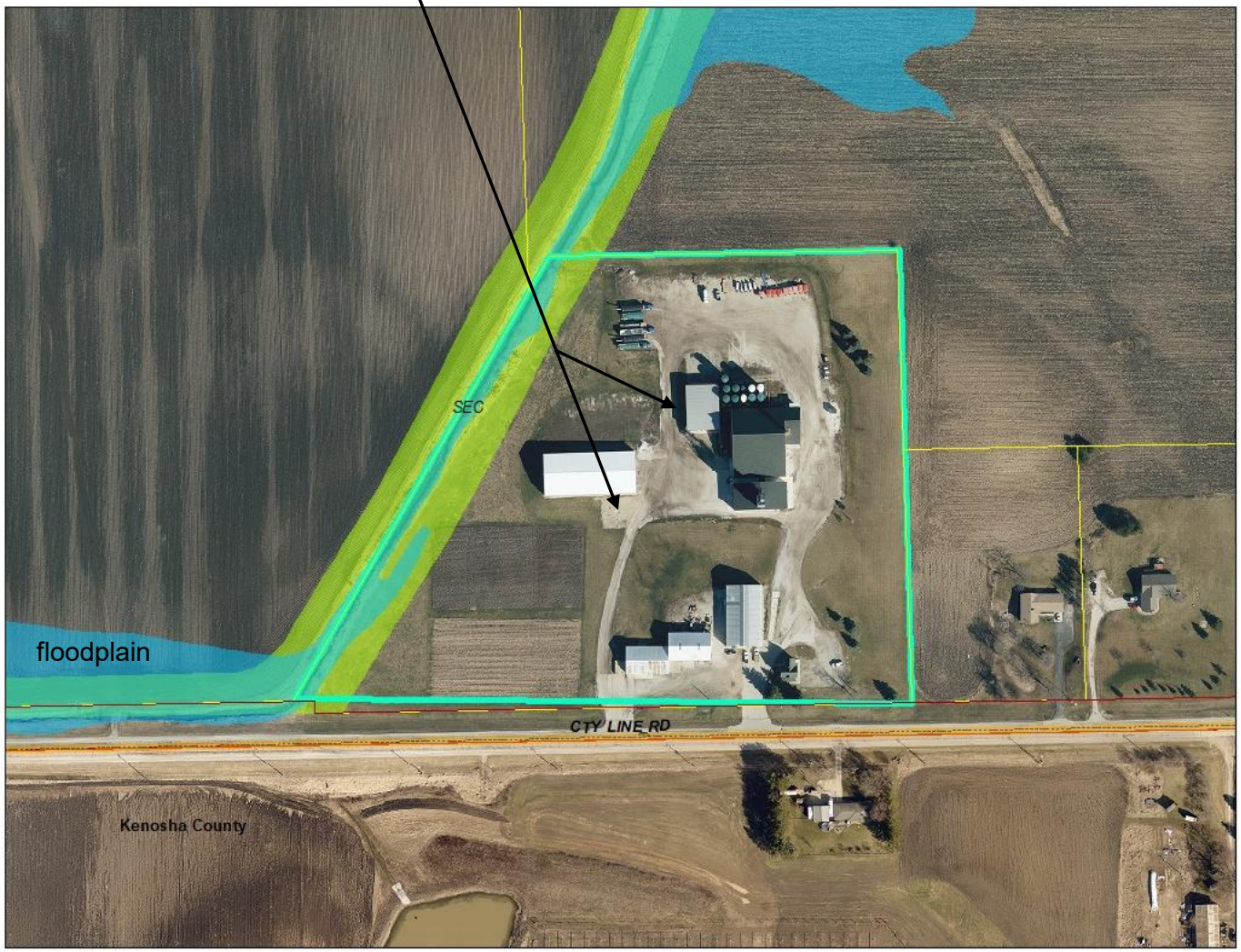


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2024 Aerial



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Existing

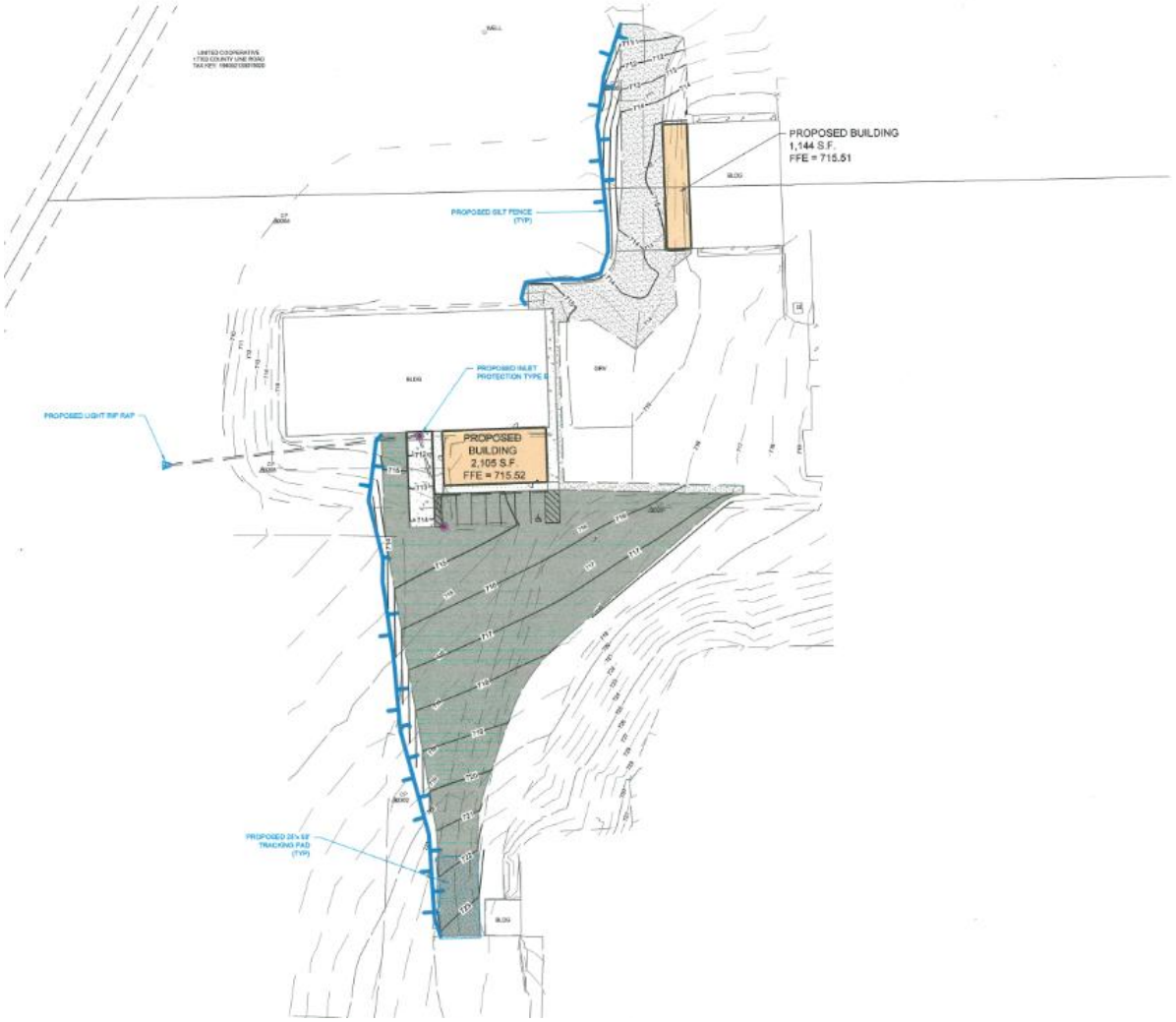


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Erosion Control



EROSION CONTROL

- PROPOSED INLET PROTECTION TYPE S
- PROPOSED SILT FENCE
- PROPOSED TRACKING PAD
- PROPOSED RIP RAP

NOTES:

1. TOTAL SITE AREA: 14.99 ACRES.
2. TOTAL ESTIMATED AREA OF DISTURBANCE: 8.89 ACRES

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES, AS SHOWN ON DRAWINGS AND DIRECTED BY ENGINEER.
2. CLEAR AND GRUB VEGETATION AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
3. STRIP TOPSOIL AND STOCKPILE IN LOCATION AS SHOWN ON DRAWINGS AND AS DIRECTED BY OWNER. INSTALL PERIMETER SILT FENCE AROUND DOWN SLOPE SIDE OF STOCKPILE. STABILIZE STOCKPILE IMMEDIATELY UPON LAYUP.
4. INSTALL, ADJUST AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NECESSARY FOR EACH ACTIVE STAGE. MAINTAIN MEASURES AT THE END OF EACH DAY.
5. STAGE CONSTRUCTION BY WORK LOCATION. SUBSEQUENT STEPS MAY BE COMPLETED IN ALTERNATE SEQUENCE DEPENDING UPON CONTRACTOR OPERATIONS.
6. COMPLETE ROUGH GRADING.
7. INSTALL STORM SEWER PIPE AND STRUCTURE.
8. PREPARE PAVEMENT SUBGRADE.
9. INSTALL NEW PAVEMENT AND BASE LAYERS.
10. AREAS PLANNED TO BE INACTIVE FOR 7 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED FOLLOWING DNR TECHNICAL STANDARD 1059 SEEDING. THESE AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING INACTIVE.
11. AREAS BROUGHT TO FINAL GRADE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS.
12. COMPLETE FINAL RESTORATIONS INCLUDING BUT NOT LIMITED TO: TOPSOIL, TURF GRASS SEED, AND CLASS I TYPE B URBAN EROSION MATTING FOR ALL LAWN RESTORATION AND TOPSOIL, TURF GRASS SEED, AND CLASS II TYPE B EROSION MATTING FOR THE DRAINAGE SWALES AND SLOPES OF 4:1 OR MORE.
13. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 80% GROWTH DENSITY HAS OCCURRED IN 100% OF RESTORATION AREAS. CONTRACTOR SHALL OBTAIN OWNER AND ENGINEER APPROVAL PRIOR TO REMOVING THE MEASURE(S). RESTORE DISTURBED AREAS AROUND REMOVED DEVICES AND CLEAN SITE.

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OCT 26 2026
RACINE COUNTY

Keller
PLANNERS | ARCHITECTS | BUILDERS

www.kellerbuilds.com

PROPOSED FOR:
UNITED COOP
17702 COUNTY LINE ROAD
UNION GROVE, WISCONSIN 53182

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REVISIONS

PROJECT MANAGER:
DESIGNER: C. MEISEL
DRAWN BY: G. DEPREY
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO.:
CONTRACT NO.:

SEC 33 – T3N – R21E

Village of Yorkville

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Floor Plan

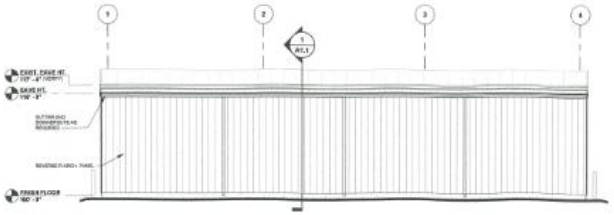


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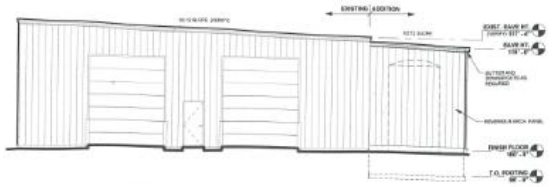
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Building Elevations Floor Plan



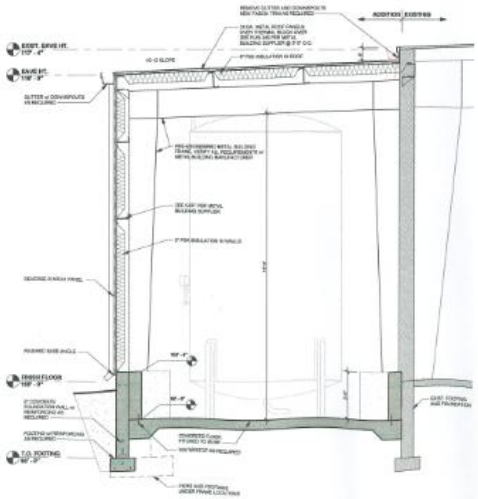
WEST ELEVATION

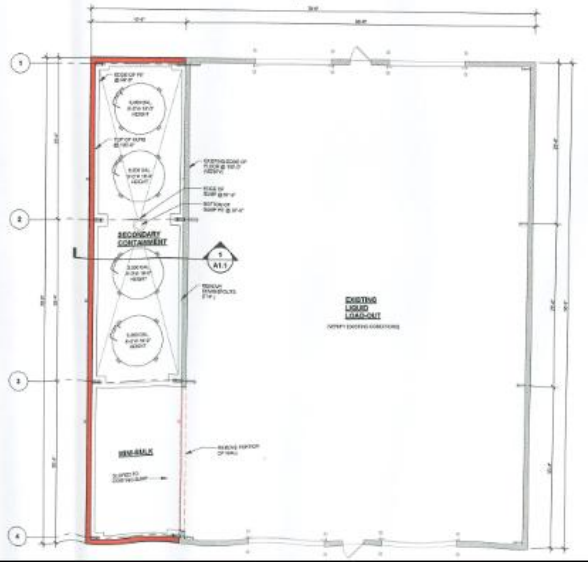


NORTH ELEVATION



SOUTH ELEVATION





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RACINE COUNTY

REVISIONS

1	05.06.2026	C. TEAFOE
2	05.13.2026	C. TEAFOE
3		
4		
5		
6		

PROJECT MANAGER: J. NOLL
DESIGNER: R. LINDSTROM
INTERIOR DESIGNER:
DRAWN BY: C. TEAFOE
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO: P26076
CONTRACT NO:

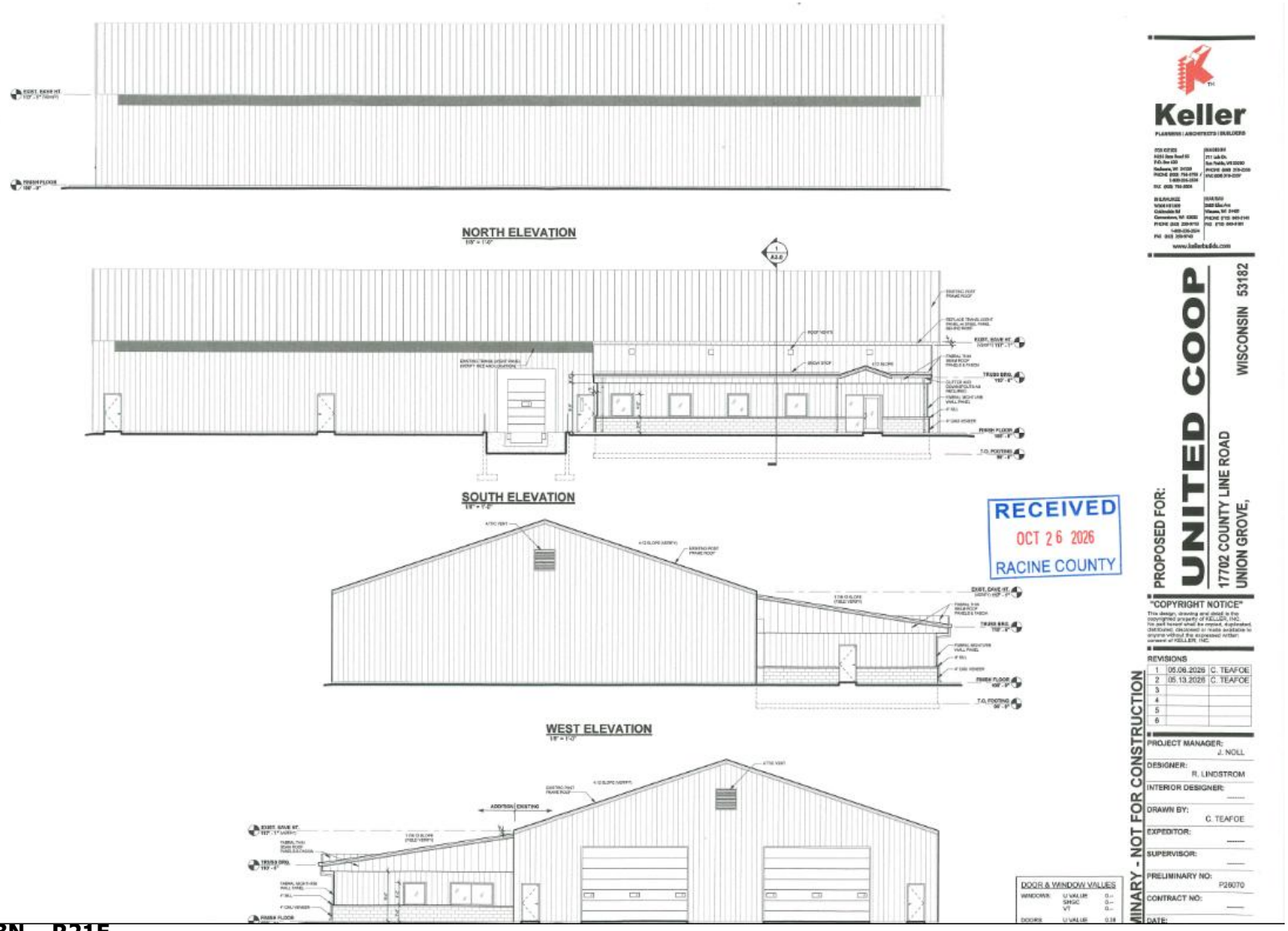
PRELIMINARY - NOT FOR CONSTRUCTION

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Building Elevations



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