

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # 119/03-6003

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

5/16/22
11:14 a.m.

RECEIVED

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 3326 AGRICULTURE DR. MADISON WI 53716

Title: IFF Probiotic Staging Expansion Addition (Project Banyan)

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested 6/15/2022

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)
 Signage Exception

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Eric Hohol
Street address 3322 Agriculture Dr
Telephone 815-209-8500

Company Danisco USA, Inc.
City/State/Zip Madison / Wisconsin / 53716
Email margaret.anderson@iff.com

Project contact person Josh Myers
Street address 440 N Wells St., Suite 320
Telephone 312-324-5518

Company Shive-Hattery
City/State/Zip Chicago / IL / 60654
Email jmyers@shive-hattery.com

Property owner (if not applicant) _____
Street address _____
Telephone _____

City/State/Zip _____
Email _____

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 4/25/2022.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Eric Hohol Relationship to property Site MANAGER
 Authorizing signature of property owner [Signature] Date MAY 16, 2022

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Danisco USA, Inc.

DELEGATION OF AUTHORITY

By this letter, I, Daryl Roberts, Senior Vice President and Chief Leveraged Operations & Risk Management Officer ("SVP and CLO&RM Officer"), hereby delegate to the following position, to the extent permitted by law, authority to sign and execute documents on behalf of Danisco USA, Inc. in the area identified below.

Position: Site Manager
Facility: Madison
Address: 3326 Agriculture Dr., Madison, WI 53716
Effective Date: June 1, 2019

- Sign or execute any permit applications, reports, certifications, or other documents relating to compliance by the Facility with federal, state, or local environmental, health and safety laws and regulations and to provide, where appropriate, other relevant information requested by the Administrator of the U.S. EPA or other federal, state, or local environmental, health and safety agencies.
- Approve the provisions of any compliance program, project-completion schedule, or similar document relating to construction, modification, and/or operation of any equipment or facilities at the Plant.
- Execute and deliver any other documents and do any other actions in connection with the foregoing, as the Site Manager may deem necessary and advisable.

Any environmental, health and safety documents signed or executed by the Site Manager shall have the same force and effect, as if done by me. Without limiting the generality of the foregoing, I am an authorized signatory for Danisco USA, Inc. as defined in 40 CFR 98.4, 40 CFR 122.22, 40 CFR 144.32, and 40 CFR 270.11, and a Responsible Official as defined in 40 CFR 70.2.

This Delegation of Authority is given without the authority to make further delegations and shall remain in effect until rescinded or modified by me or my successor, in writing. This Delegation of Authority supersedes and replaces any prior delegations issued by Danisco USA, Inc. for the Madison Facility.

June 12, 2019

Date



Daryl Roberts

Senior Vice President and Chief Leveraged
Operations & Risk Management Officer

I, Calissa W. Brown, the Assistant Secretary of the Company, do hereby certify that Daryl Roberts is the SVP and CLO&RM Officer and that the signature set forth above is his genuine signature.

IN WITNESS WHEREOF I set my hand this 12th day of June, 2019.



Assistant Secretary

**Architecture and Landscape Plan Intent for IFF Probiotics Staging Expansion (Project Banyan)
UDC Submittal
05-16-2022**

Architectural Design:

Architectural design for this building is in consideration of requirements per the UDC and zoning code of Madison WI

The Danisco/IFF manufacturing site consists of two building. The north building has incrementally grown following aesthetic standards set in place by the UDC and/or zoning in a common theme of materials and colors. Most of the materials are an off-white metal panel, with an accent color of burgundy often at the corners of buildings and with burgundy horizontal bands. Roof-top mechanical units have been screened with horizontal metal louver-style screens especially with consideration of vantagepoints from Agriculture Drive, Femrite Drive, and the 12/18 Beltline Highway.

The south building has been following the same aesthetic standard color and material scheme. The Danisco/IFF Project Banyan is a new addition to the south wall of the south building, it will follow the same basic shape of a gabled roof adding a footprint of approximately 12,000 SF. This expansion will be designed to enable continued expansion to the south in the future. Docks have been added on the east side of this building to meet the increased inbound and outbound needs.

Landscape Design:

Landscape for this project area has been added for screening as required by UDC and zoning Code of Madison WI.

Landscape Plantings:

Landscape has been added to the eastern southern property line portion of the site to comply with the southern expansion of the facility. Screening of the newly proposed docks has been added in the form of a continuous line of trees and shrubs along the eastern property line as space allows on the property; tall shrubs and overstory trees in areas constrained by space, and evergreen trees and shrubs in areas with wider buffers along pertinent streets and areas. The locations of landscape screening were selected to be able to best conceal the expanded facility and allow for continuous undisturbed landscape, including as site developments and expansions occur in the future.

Landscape groundcover is proposed to be 3" depth river rock over weed barrier fabric and bound by steel edging. This is required as a building perimeter as reduced cover for small animals and will match the current installed base.

Existing Landscape

Existing landscape on site will be disturbed as little as possible. 3 Trees along the southern portion of the site adjacent to the building were removed to allow for the building expansion. 7 shrubs, 4 deciduous trees, and 1 evergreen tree were removed to allow for pavement expansion for trucking docks. Landscape points are provided to accommodate for the landscape removed in the new proposed landscape along the site perimeter.

Site restorations will use turf grass mixes utilized by the Wisconsin DOT and specific to appropriate places for stormwater basins and disturbed areas.

Fencing requirement:

Existing security fence was extended in same aesthetic style on site in the vicinity for a continuous look for the newly expanded area to the rest of the site.



IFF MADISON - BANYAN

INTERNATIONAL FLAVORS & FRAGRANCES INC.

UDC REVIEW

3326 AGRICULTURE DR | MADISON | WI 53716


PROJECT LOCATION

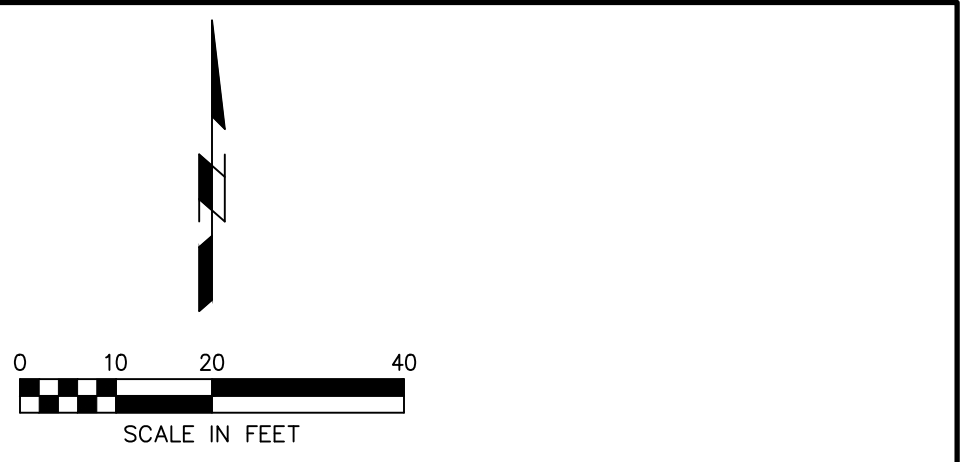
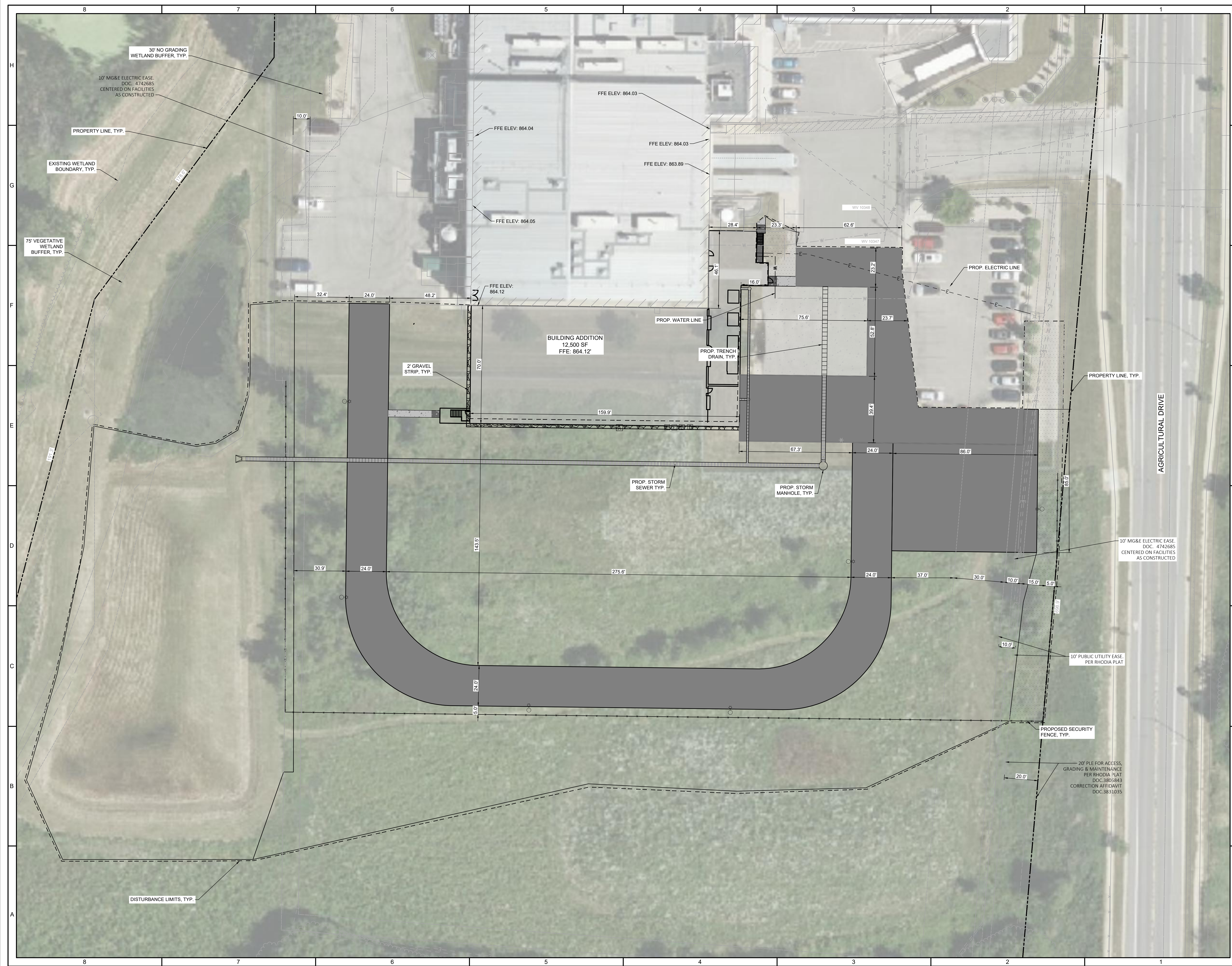


SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISION	REVISION DATE
UDC-00	UDC - COVER SHEET AND LETTER OF INTENT		
UDC-01	UDC - SITE PLAN		
UDC-02	UDC - GRADING PLAN		
UDC-03	UDC - UTILITY PLAN		
UDC-04A	UDC - LANDSCAPE PLAN AND PLANT SCHEDULE		
UDC-04B	UDC - LANDSCAPE DETAILS		
UDC-05	UDC - LIGHTING PHOTOMETRICS PLAN AND FIXTURES CUTSHEETS		
UDC-06	UDC - ROOF PLAN AND RTU EQUIPMENT SCREENING		
UDC-07A	UDC - ELEVATIONS BLACK & WHITE		
UDC-07B	UDC - ELEVATIONS COLOR & MATERIAL PHOTOS		
UDC-07C	UDC - EXTERIOR 3D VIEWS		
UDC-07D	UDC - EXTERIOR 3D VIEWS		

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- NOT FOR
CONSTRUCTION**

REV	DATE	DESCRIPTION	BY	CHKD	APPR
REVISIONS					
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 <small>FOR INFORMATION CONTACT: International Flavors and Fragrances Inc. 201 New Century Parkway New Century, KS 66031 USA</small>					
VENDOR INFO SHIVEHATTERY <small>ARCHITECTURE • ENGINEERING 222 Third Avenue SE Suite 300 Cedar Rapids, Iowa 52401 319.364.0227 fax 319.364.4251 www.shive-hattery.com Iowa Illinois Indiana Nebraska</small>					
TITLE UDC - COVER SHEET AND LETTER OF INTENT UDC REVIEW IFF MADISON - BANYAN					
DRAWN	Author	CHECKED	Checker	APPROVED	Approver
SIZE	DWG NO			DATE	
E	UDC-00			05/16/22	
FILE: UDC-00					ENGINEER'S NAME LICENSE NUMBER
SCALE: AS NOTED					
PROJECT # 1209160					
SHEET OF					



- LEGEND:**
- PCC - 7" ON 6" BASE
 - ACC - 2" SURFACE, 3" BINDER, 9" BASE
 - PCC SIDEWALK - 5" ON SURFACE
 - STRUCTURAL STOOP - SEE STRUCTURAL SHEETS
 - RIVER ROCK
 - DISTURBANCE LIMITS

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REV	DATE	DESCRIPTION	BY	CHK'D	APPR

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VENDOR INFO SHIVEHATTERY
ARCHITECTURE + ENGINEERING
222 Third Avenue SE Suite 300 | Cedar Rapids, Iowa 52401
319.364.0227 | fax 319.364.4251 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska

TITLE
SITE PLAN
UDC REVIEW
IFF MADISON - BANYAN

DRAWN	TSW	CHECKED	JMR	APPROVED	JMR
SIZE	DWG NO			DATE	
E	UDC-01			5/16/2022	

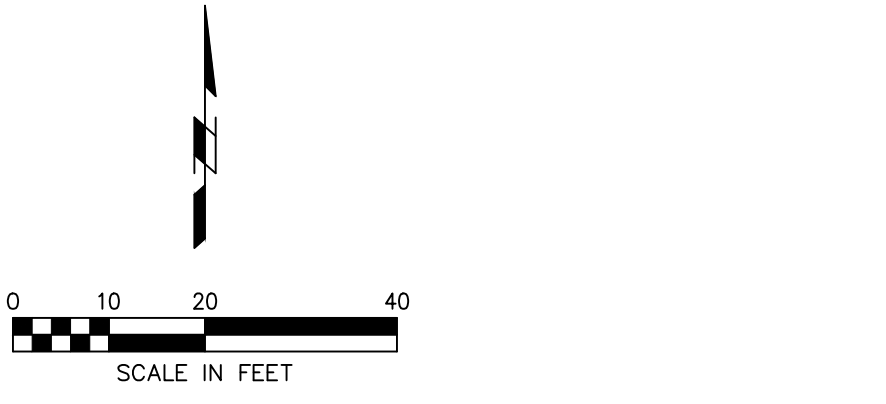
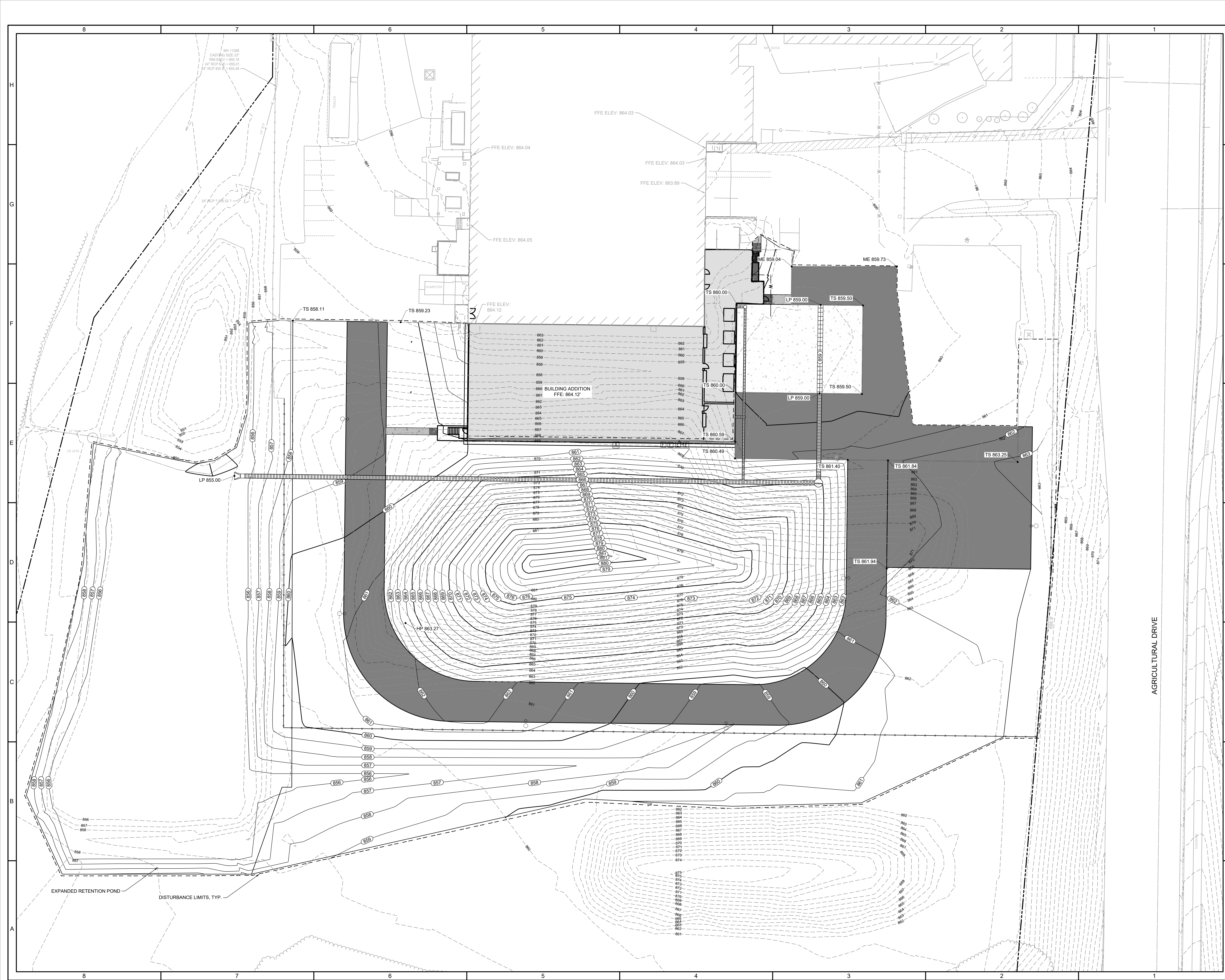
ENGINEER'S NAME
LICENSE NUMBER

FILE: UDC-01

SCALE: AS NOTED

PROJECT # 1209160

SHEET OF



- LEGEND:**
- PCC - 7" ON 6" BASE
 - ACC - 2" SURFACE, 3" BINDER, 9" BASE
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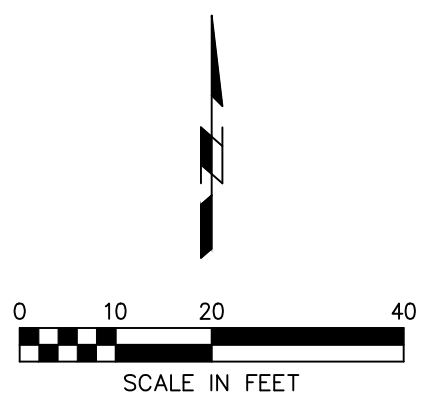
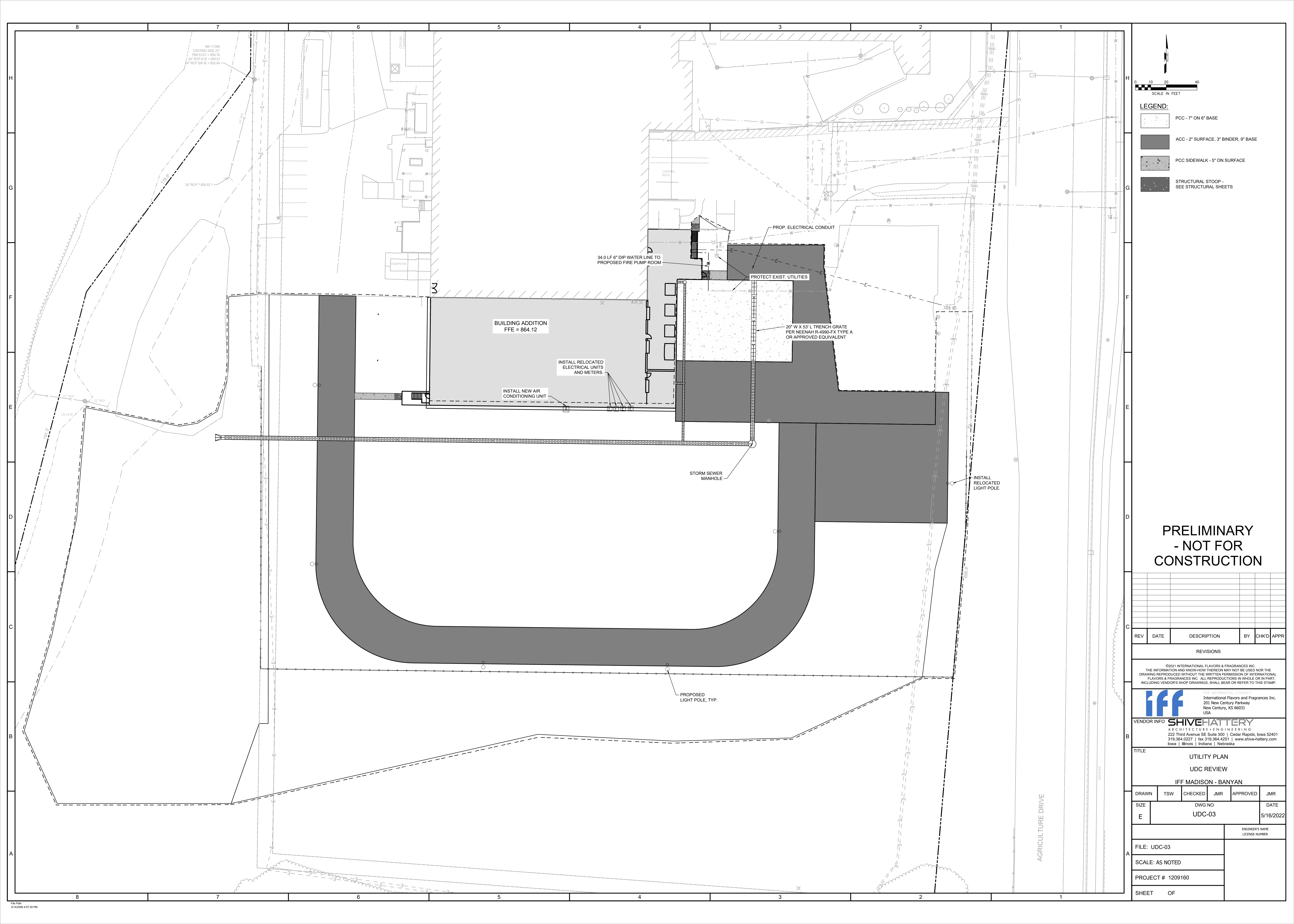
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TITLE
GRADING PLAN
IFF MADISON - BANYAN

DRAWN	TSW	CHECKED	JMR	APPROVED	JMR

SIZE	DWG NO	DATE
E	UDC-02	5/16/2022

FILE:	ENGINEER'S NAME
UDC-02	
SCALE:	LICENSE NUMBER
AS NOTED	
PROJECT #	1209160
SHEET	OF



- LEGEND:**
- PCC - 7" ON 6" BASE
 - ACC - 2" SURFACE, 3" BINDER, 9" BASE
 - PCC SIDEWALK - 5" ON SURFACE
 - STRUCTURAL STOOP - SEE STRUCTURAL SHEETS

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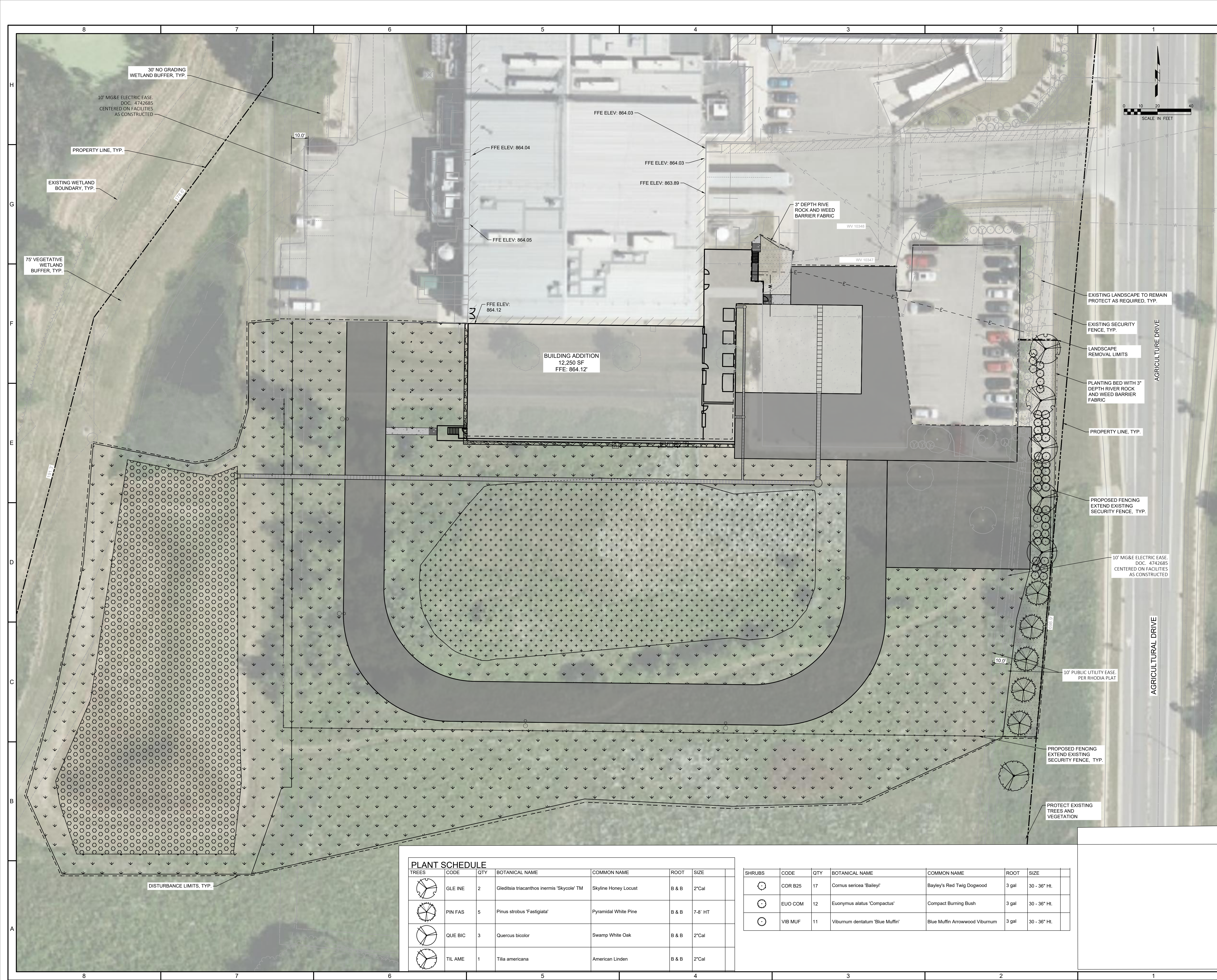
INTERNATIONAL FLAVORS & FRAGRANCES INC.
 International Flavors and Fragrances Inc.
 201 New Century Parkway
 New Century, KS 66031
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TITLE
UTILITY PLAN
UDC REVIEW
IFF MADISON - BANYAN

DRAWN	TSW	CHECKED	JMR	APPROVED	JMR
SIZE	DWG NO			DATE	
E	UDC-03			5/16/2022	

FILE: UDC-03	ENGINEER'S NAME
SCALE: AS NOTED	LICENSE NUMBER
PROJECT # 1209160	
SHEET OF	



LANDSCAPE REQUIREMENTS AND CALCULATIONS (PROVIDED FOR PERMITTING ONLY)

REQUIREMENT:
1 POINTS PER 100 SF OF DEVELOPED AREA IN IL ZONING DISTRICT

EXISTING LANDSCAPE ON SITE

57 DECIDUOUS TREES AT 35 POINTS PER EACH	= 1,995
10 ORN. DECIDUOUS TREES AT 35 POINTS EACH	= 350
36 EVERGREEN TREES AT 35 POINTS EACH	= 1,260
64 EVERGREEN SHRUBS AT 4 POINTS PER EACH	= 256
172 DECIDUOUS SHRUBS AT 3 POINTS PER EACH	= 516
79 ORNAMENTAL GRASSES AT 2 POINTS PER EACH	= 158
43 PERENNIALS AT 2 POINTS PER EACH	= 86
TOTAL POINTS PROVIDED =	4,621 POINTS

NEW DEVELOPED AREA PROPOSED LANDSCAPE- PROBIOTICS

12,323.8 SF BUILDING EXPANSION PAVEMENT	
33,376.7 SF DEVELOPED AREA ADDED	
33,673.7 / 100' = 336.7 = 337.0 POINTS POINTS REQUIRED	
5 DECIDUOUS TREES AT 35 POINTS PER EACH	= 175
0 ORN. DECIDUOUS TREES AT 35 POINTS EACH	= 0
5 EVERGREEN TREES AT 35 POINTS PER EACH	= 175
0 EVERGREEN SHRUBS AT 4 POINTS PER EACH	= 0
40 DECIDUOUS SHRUBS AT 3 POINTS PER EACH	= 120
0 ORNAM. GRASSES AT 2 POINTS PER EACH	= 0
0 PERENNIALS AT 2 POINTS PER EACH	= 0
TOTAL POINTS NEW DEVELOPED AREA PROVIDED =	470 POINTS

*LANDSCAPE ADDED FOR 75% BED COVERAGE INCLUDED IN AND DEVELOPMENT FRONTAGE IN PROPOSED LANDSCAPE AS REQUIRED BY CITY REQUIREMENTS.

TOTAL POINTS REQUIRED ON SITE
163,628.68 + 33,673.7 = 197,302.38 SF DEVELOPED AREA ON SITE

1,637.0 + 337.0 = 1,974.0 TOTAL POINTS REQUIRED ON SITE

TOTAL SITE POINTS PROVIDED = 4,621 + 470 = 5,091 POINTS ON SITE

LEGEND:

- - - - - DISTURBANCE LIMITS
- PLANT BED
3" DEPTH RIVER ROCK AND WEED BARRIER FABRIC
- - - - - STEEL EDGING
- TURF GRASS SEEDING
W/DOT SEED MIX #40 W/EROSION CONTROL MAT
- NATIVE SEED MIX/NO MOW SEED MIX
W/DOT SEED MIX #75 WITH EROSION CONTROL MAT
- DETENTION BOTTOM SEED MIX
W/DOT SEED #60 W/EROSION CONTROL MAT
- - -X- - - SECURITY FENCING

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TITLE
LANDSCAPE PLAN
UDC REVIEW
IFF MADISON - BANYAN

DRAWN	SLB	CHECKED	JMR	APPROVED	JMR

FILE: UDC-04A	ENGINEER'S NAME LICENSE NUMBER
SCALE: AS NOTED	
PROJECT # 1209160	
SHEET OF	

PLANT SCHEDULE

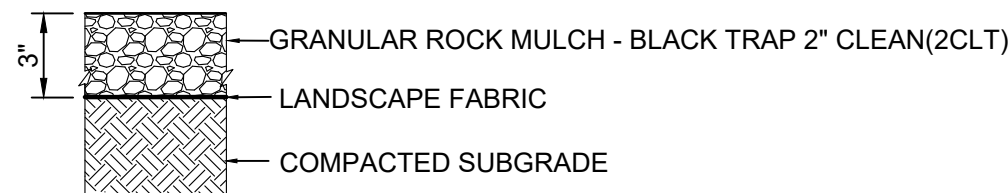
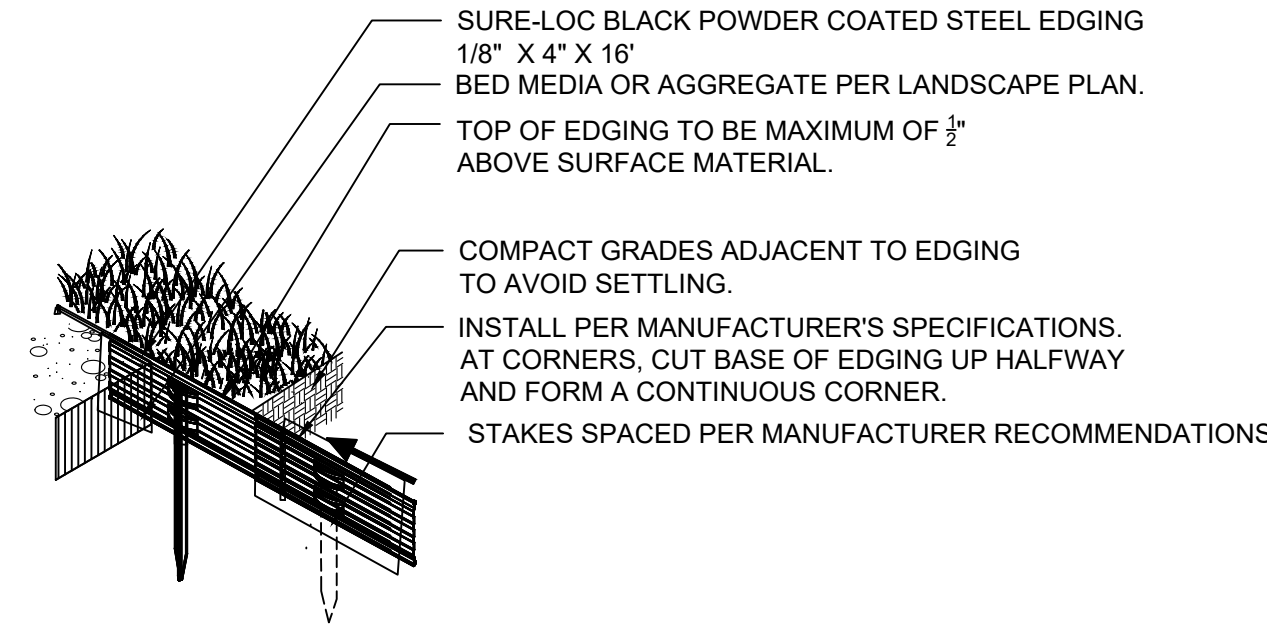
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	GLE INE	2	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Honey Locust	B & B	2"Cal
	PIN FAS	5	Pinus strobus 'Fastigiata'	Pyramidal White Pine	B & B	7-8' HT
	QUE BIC	3	Quercus bicolor	Swamp White Oak	B & B	2"Cal
	TIL AME	1	Tilia americana	American Linden	B & B	2"Cal

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	COR B25	17	Cornus sericea 'Bailey'	Bailey's Red Twig Dogwood	3 gal	30 - 36" HL
	EUO COM	12	Euonymus alatus 'Compactus'	Compact Burning Bush	3 gal	30 - 36" HL
	VIB MUF	11	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	3 gal	30 - 36" HL

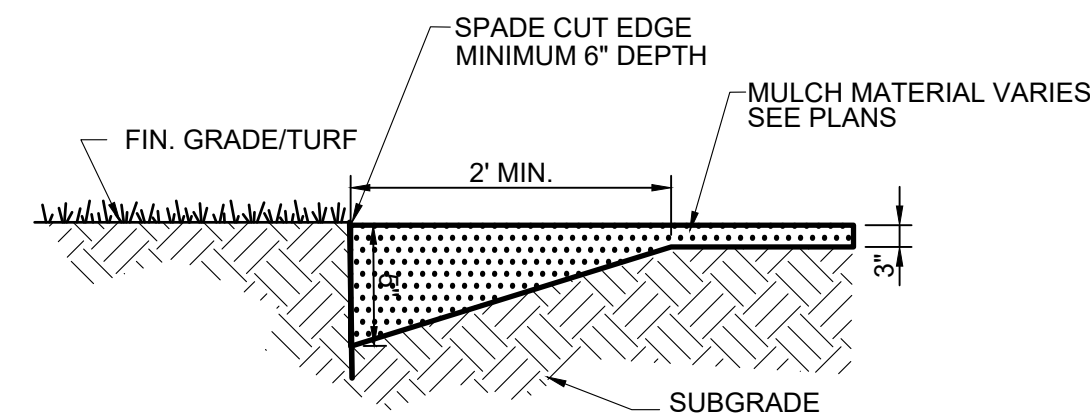
PLANTING AND LANDSCAPE NOTES:

- LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. IF CONFLICTS EXIST BETWEEN PROPOSED PLANTING LOCATIONS AND OTHER STRUCTURES AND UTILITIES, CONTRACTOR SHALL COORDINATE PLANTING ADJUSTMENTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES ON SITE.
- LANDSCAPE CONTRACTOR IS REQUIRED TO MAINTAIN POSITIVE DRAINAGE ON THE SITE FOLLOWING ACCEPTANCE OF GRADING CONDITIONS. REFER TO GRADING PLAN FOR CONTOURS AND SPOT ELEVATIONS.
- SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- EXCESS AND WASTE MATERIALS SHALL BE DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE GOVERNMENTAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES, SHRUBS, AND PERENNIAL PLANTS ARE LISTED IN THIS PLANT SCHEDULE. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
- PLANT LOCATIONS SHOWN ON PLANS ARE REPRESENTATIONAL ONLY. FIELD ADJUSTMENTS OF PROPOSED PLANT LOCATIONS MAY BE REQUIRED TO MINIMIZE POTENTIAL INTERFERENCE WITH EXISTING UTILITIES. TO MINIMIZE HAZARDS TO PLANT GROWTH AND TO IMPROVE MAINTENANCE CONDITIONS, PLANT LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANT MATERIAL INSTALLATION.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SUBMIT DOCUMENTATION VERIFYING PLANT CULTURE, SIZE, AND CONDITION, AS WELL AS NURSERY CERTIFICATION TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT PLANTS THAT DO NOT CONFORM TO PROJECT SPECIFICATIONS AND ANSI STANDARDS UPON DELIVERY TO THE SITE.
- ALL PLANT MATERIALS SHALL BE PLANTED WITHIN 48 HOURS OF ARRIVAL ONSITE.
- ALL NEW PLANTINGS BED AREAS SHALL RECEIVE A MINIMUM 6" DEPTH OF TOPSOIL. TILL TOPSOIL INTO IN-SITU SOILS TO A DEPTH OF 8".
- ANY NEW ROCK NEEDED FOR MULCH SHALL MATCH EXISTING ROCK ON SITE IN SIZE SHAPE AND DEPTH PROVIDED.
- THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING SOIL MIX.
- SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED ON PLAN. TOPSOIL AND SEEDING SHALL BE APPLIED IN ACCORDANCE TO WISCONSIN DOT SECTION 630 SEEDING.
- BACKFILL PLANTING SOILS SHALL BE EXISTING SALVAGE PLANTING SOIL OR IMPORTED PLANTING SOIL COMPRISED OF 1/3 ORGANIC COMPOST MIXED WITH 2/3 LOAM TOPSOIL.
- APPLY PRE-EMERGENT WEED PREVENTER TO PLANTING AREAS PRIOR TO MULCHING. TOP-DRESS PLANTING AREAS WITH DOUBLE-SHREDDED HARDWOOD MULCH TO A DEPTH OF 3".
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE, BY CONTRACTOR, WITH THE SAME GRADE AND SPECIES.
- SEEDING SHALL BE KENTUCKY BLUEGRASS MIX, COMPLY WITH WISCONSIN DOT SEEDING SECTION 630 SEED MIX FOR SEEDING.
- CONTRACTOR TO FIELD VERIFY PLANT LOCATIONS, AND USE PLANT MATERIAL AS INFILL TO EXISTING LANDSCAPE BUFFER. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED PLANTINGS PRIOR TO INSTALLATION.
- RESTORE AND PROVIDE GROUND COVER MULCH AND ROCK AND WEED PREVENTER AS NEEDED TO PLANTING NEW PLANTS AND SURFACE RESTORATION.
- IN AREAS WHERE PLANTS ARE TO BE PLANTED WITHIN EXISTING BEDS, PULL BACK ROCK, CUT AND PLANT BELOW WEED BARRIER, AND RAKE ROCK BACK. ROCK TO BE CLEANED AND REPLENISHED AS NECESSARY IN THE AREA. ROCK SHALL BE FREE OF DIRT AND OTHER DEBRIS THAT MAY CONTRIBUTE TO WEED GROWTH.

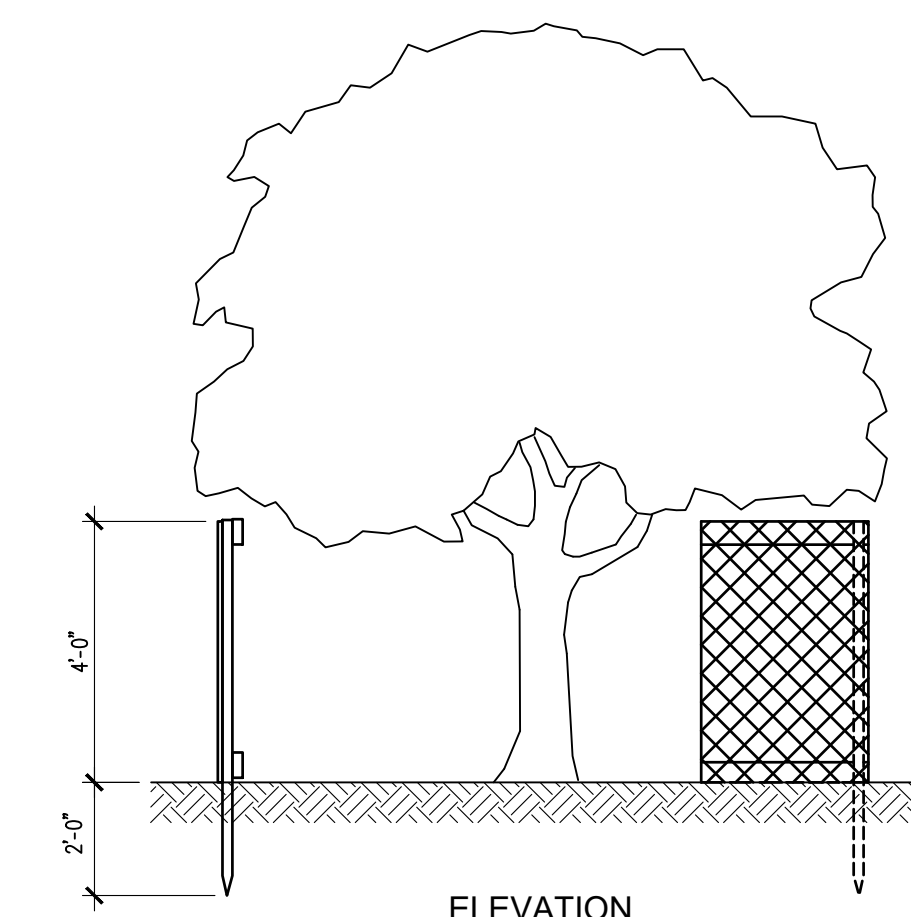
9 METAL EDGING
NOT TO SCALE



8 GRANULAR ROCK/DECORATIVE STONE MULCH DETAIL
NOT TO SCALE

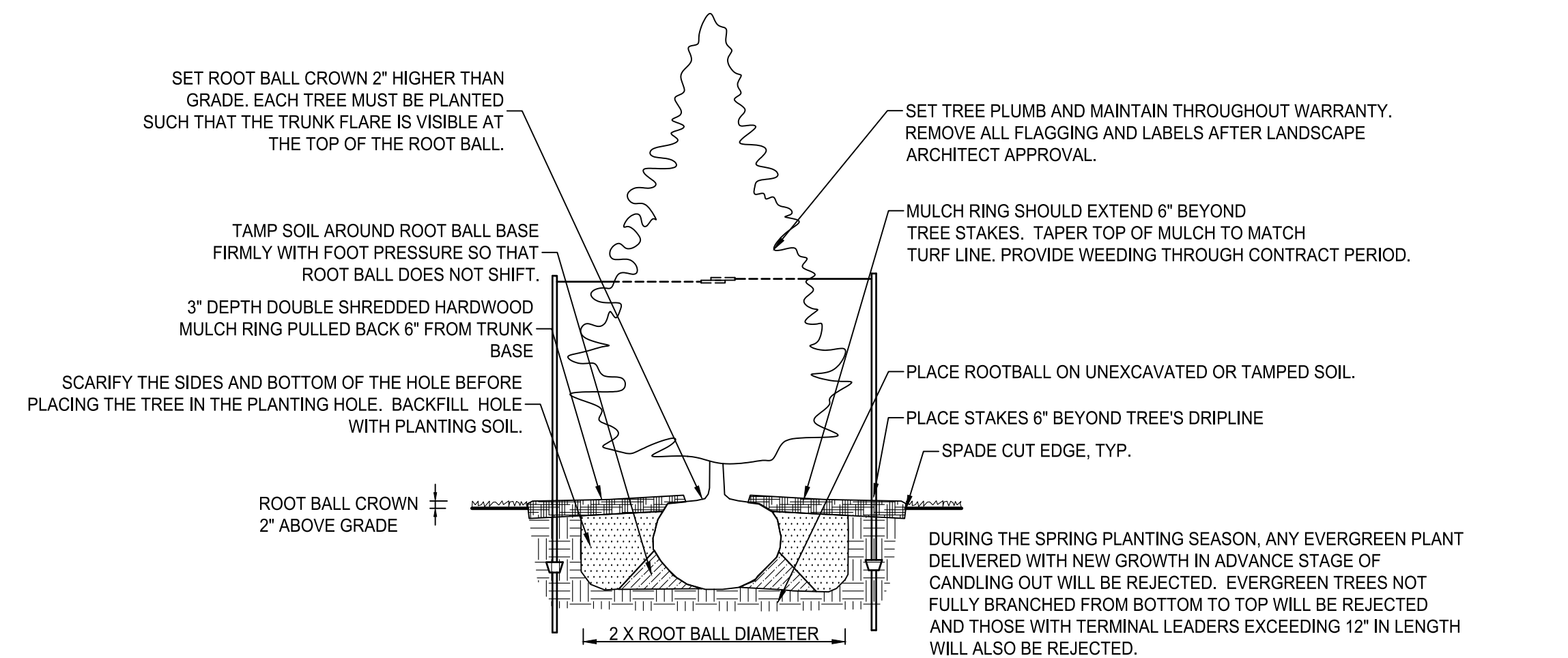


7 TYPICAL SPADE EDGE AND MULCH DETAIL
NOT TO SCALE

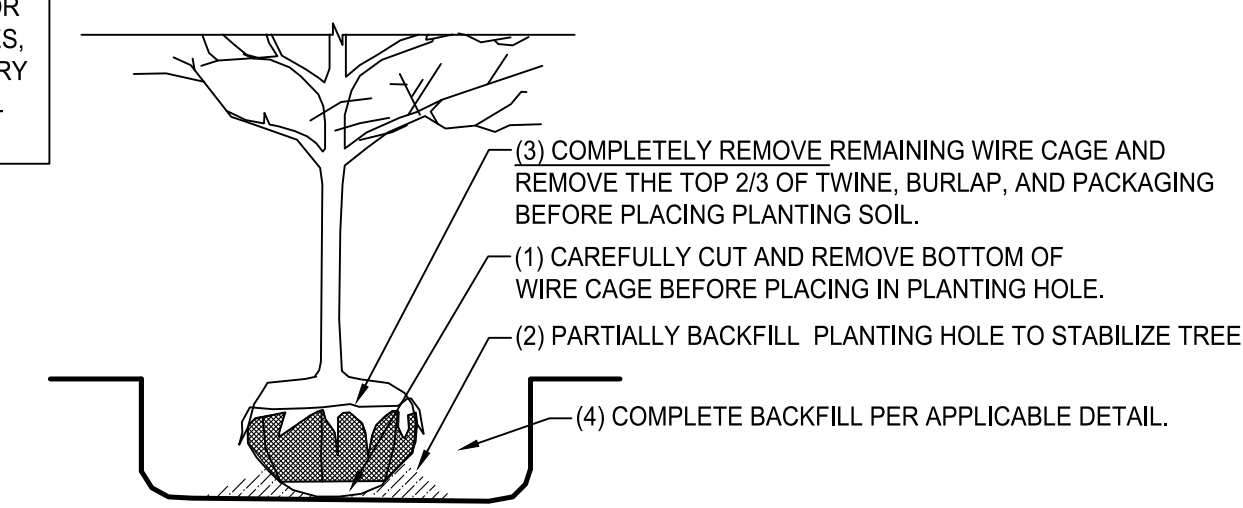


6 TREE AND VEGETATION PROTECTION DETAIL
NOT TO SCALE

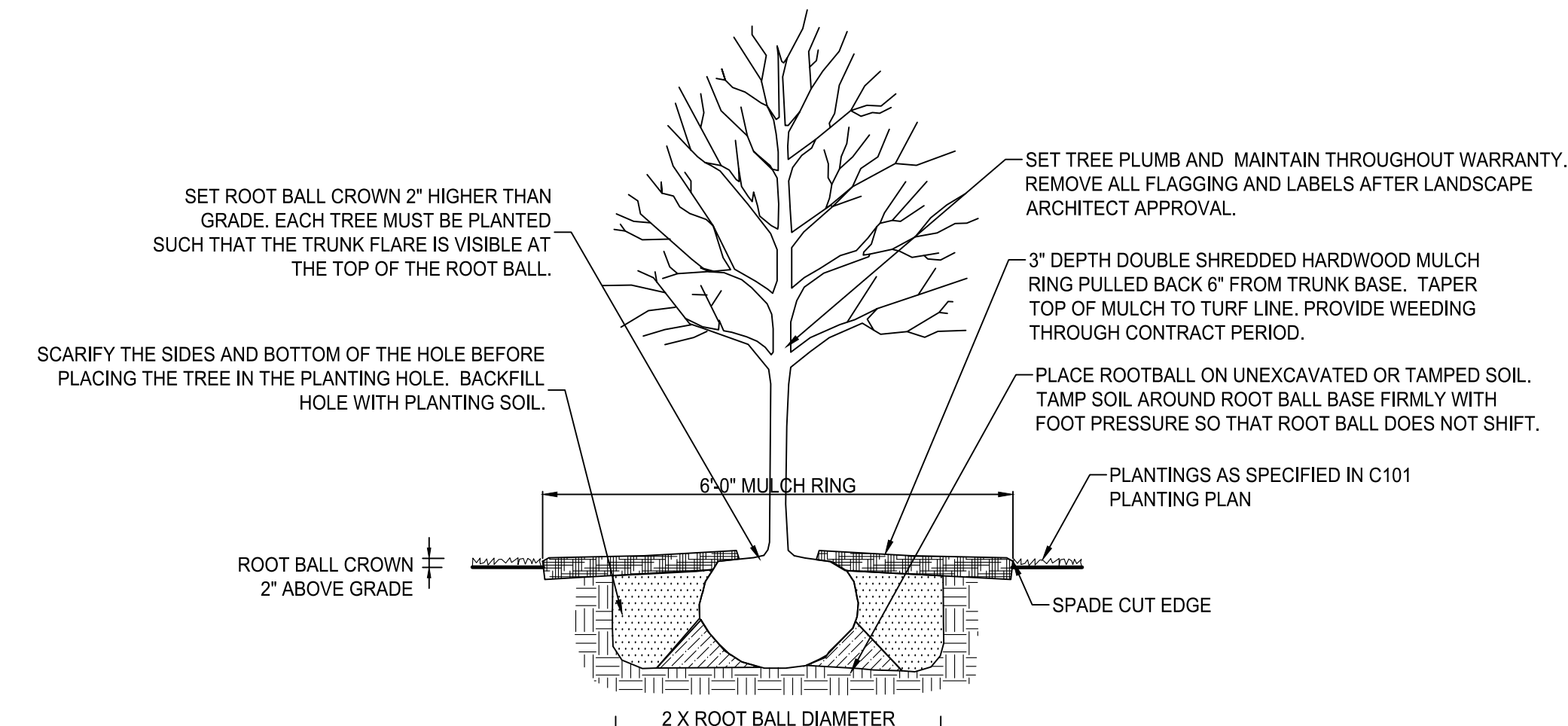
5 CONIFEROUS TREE PLANTING
NOT TO SCALE



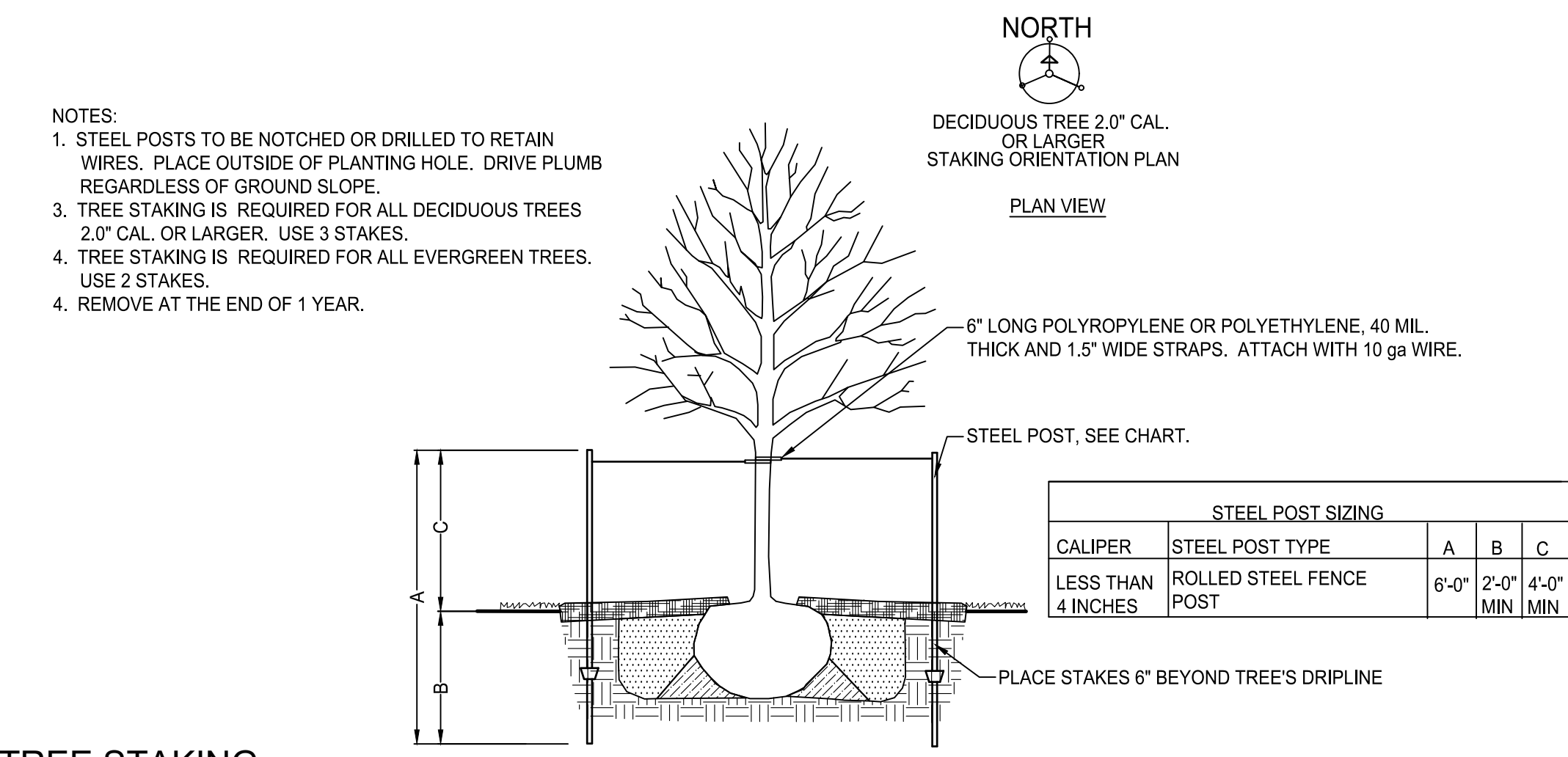
4 ROOTBALL INSTALLATION
NOT TO SCALE



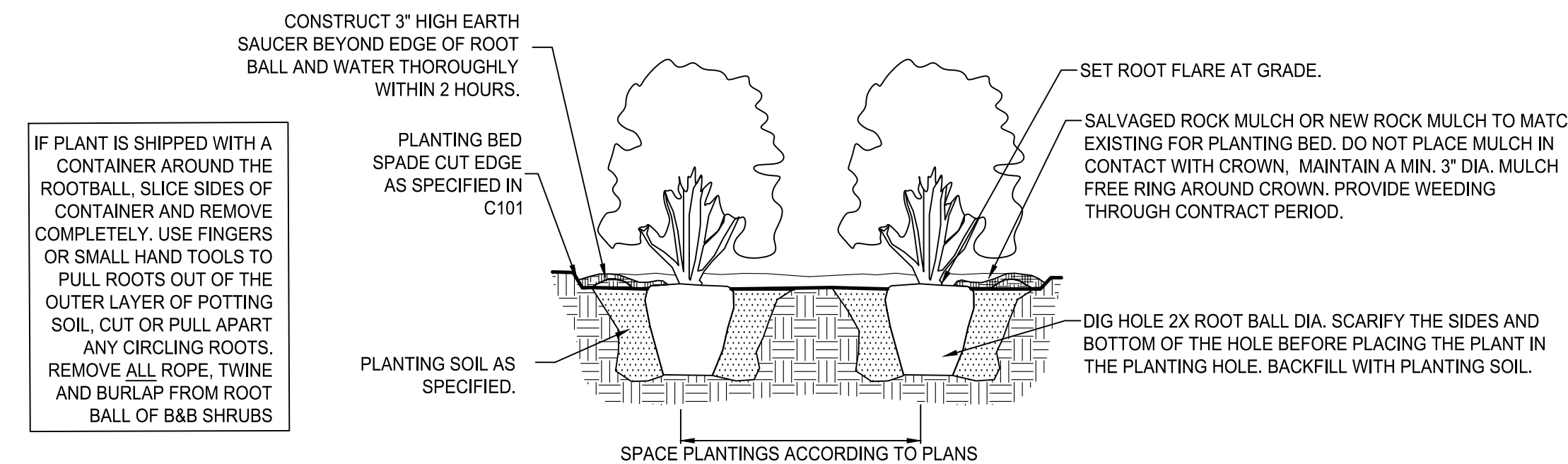
3 DECIDUOUS TREE PLANTING
NOT TO SCALE



2 TREE STAKING
NOT TO SCALE



1 SHRUB AND PERENNIAL PLANTING AND EDGING
NOT TO SCALE



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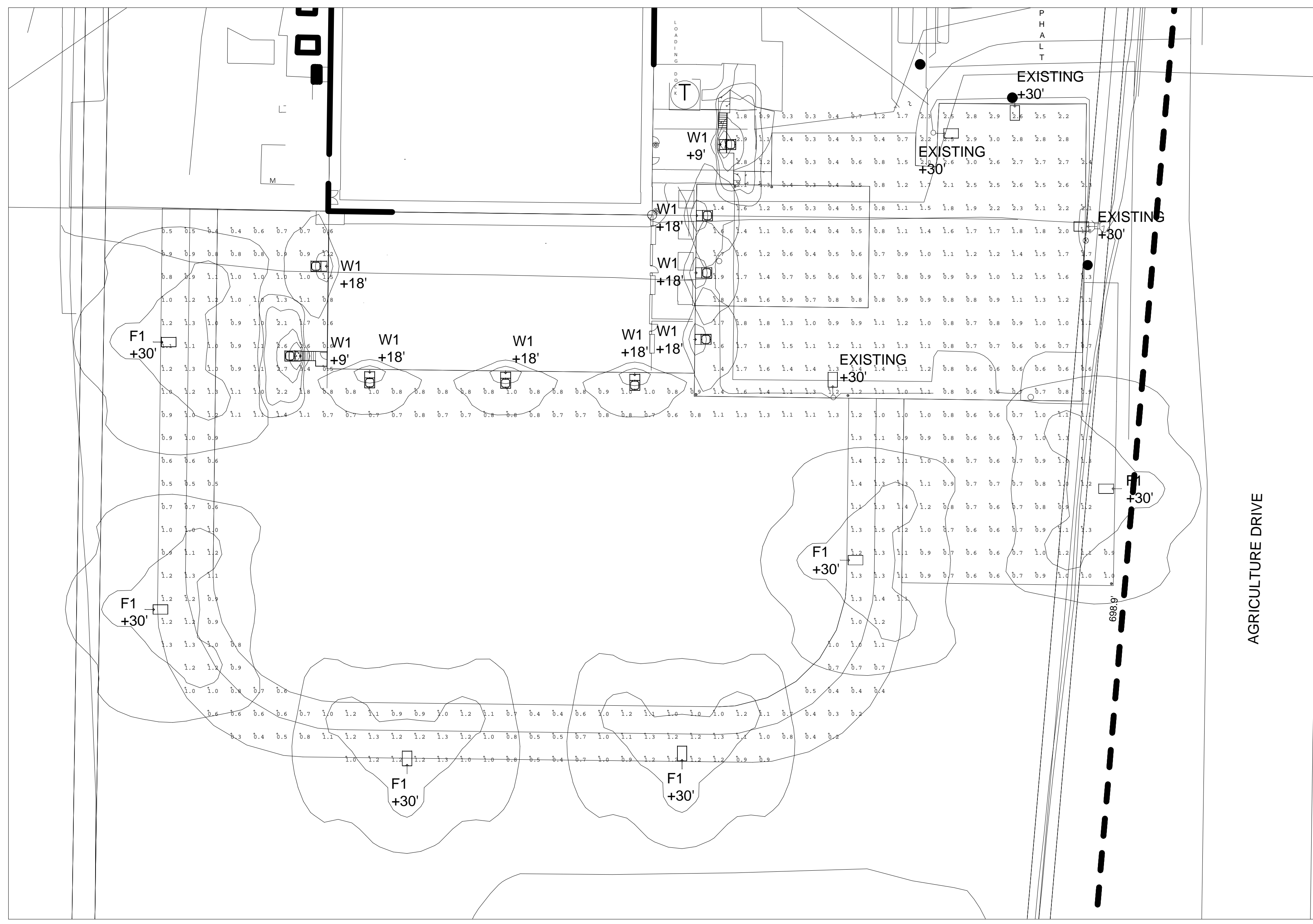
TITLE					
LANDSCAPE DETAILS					
UDC REVIEW					
IFF MADISON - BANYAN					
DRAWN	SLB	CHECKED	JMR	APPROVED	JMR

SIZE	DWG NO	DATE
E	UDC-04B	5/16/2022

FILE:	ENGINEER'S NAME
UDC-04B	LICENSE NUMBER
SCALE: AS NOTED	
PROJECT # 1209160	
SHEET OF	

Luminaire Schedule Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	9	ISC-AF-300-LED-E1-SL3-7000 EDGE-AM-E_EDITABLE	Single Single	ISC-AF-300-LED-E1-SL3-7000 For use with Series E EDGE 228, 304 and LEDway Luminaires	W1 F1	0.900	1965	20.09	180.81
						0.900	1927	19.1	565

NOTE: THE EXISTING SITE LUMINAIRES MATCH FIXTURE TYPE F1.



AGRICULTURE DRIVE

1 SITE LIGHTING PHOTOMETRICS PLAN
1'-30"

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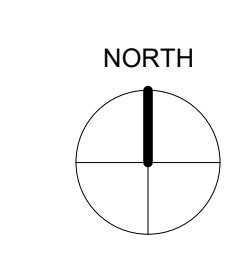
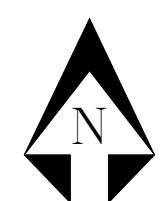
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CONSTRUCTIVE ENGINEERING
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Iowa | Illinois | Indiana | Nebraska

TITLE

LIGHTING PHOTOMETRIC PLAN & FIXTURE CUTSHEETS

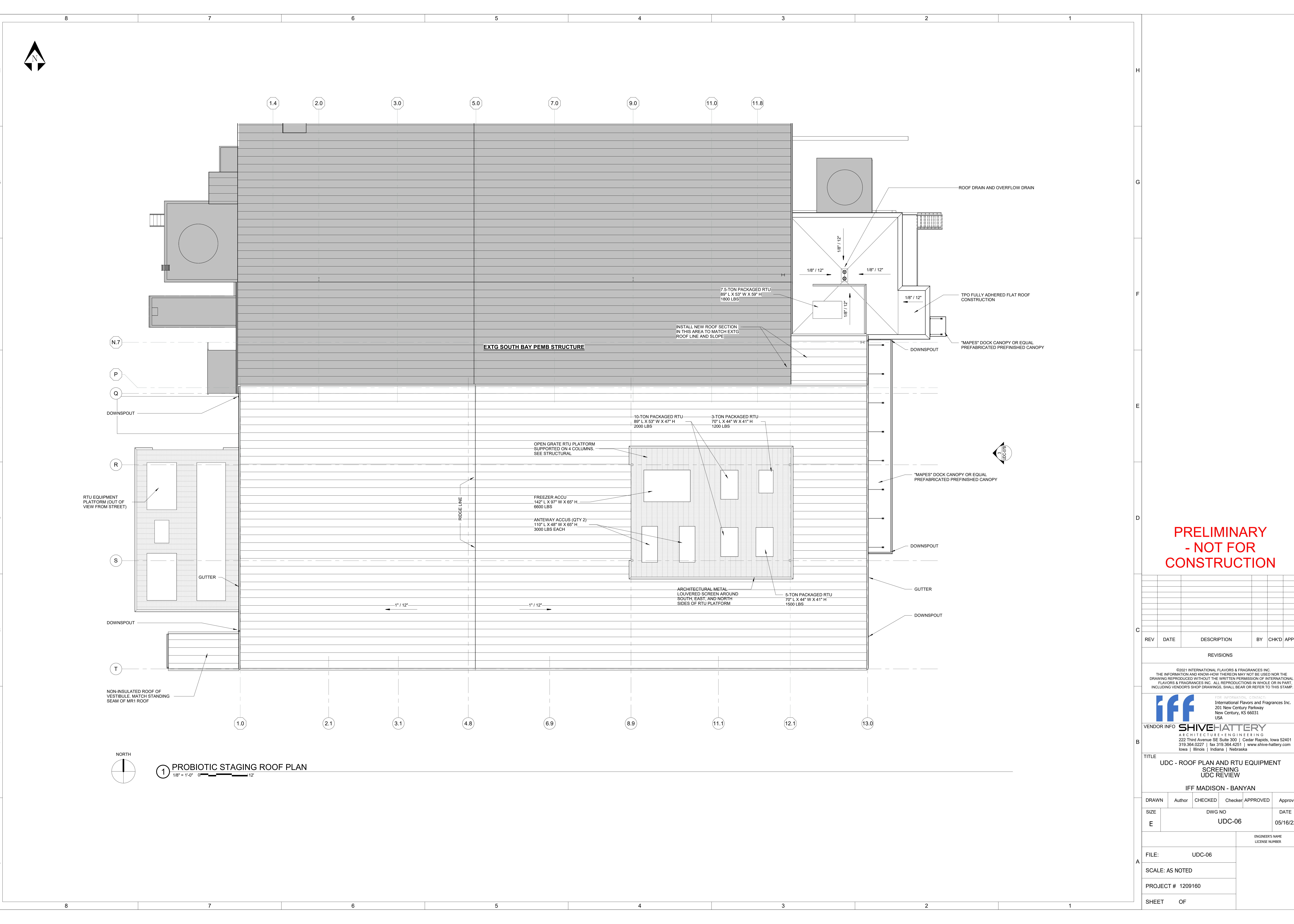
IFF MADISON - BANYAN

FILE:	X-A000	DATE	05/16/22
SCALE:	AS NOTED	ENGINEER'S NAME	LICENSE NUMBER
PROJECT #	1209160		
SHEET	OF		



1 PROBIOTIC STAGING ROOF PLAN

1/8" = 1'-0" 0 12



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TITLE
UDC - ROOF PLAN AND RTU EQUIPMENT SCREENING UDC REVIEW

IFF MADISON - BANYAN

DRAWN	Author	CHECKED	Checker	APPROVED	Approver

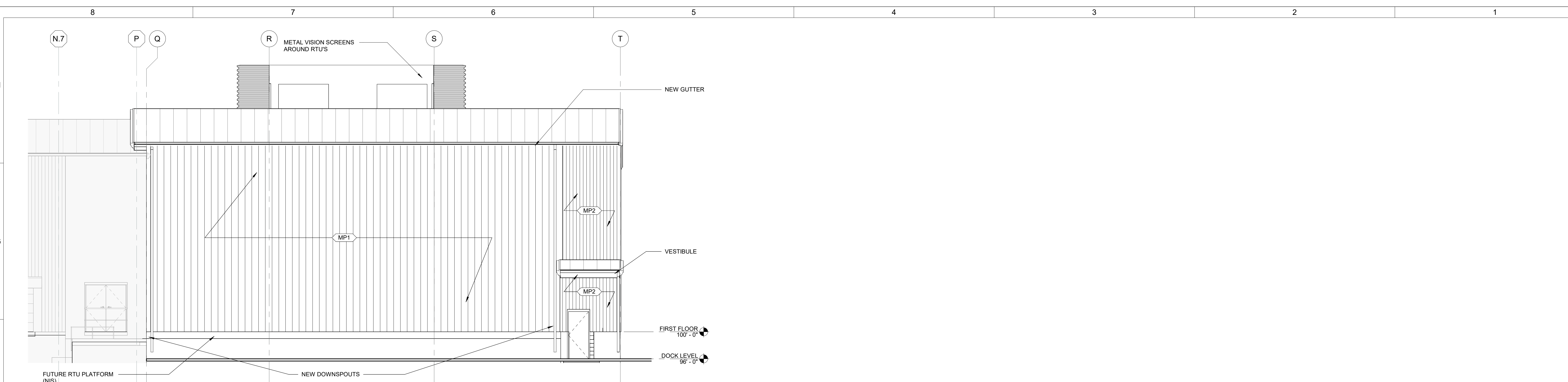
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E	UDC-06	05/16/22

FILE:	UDC-06	ENGINEER'S NAME	LICENSE NUMBER

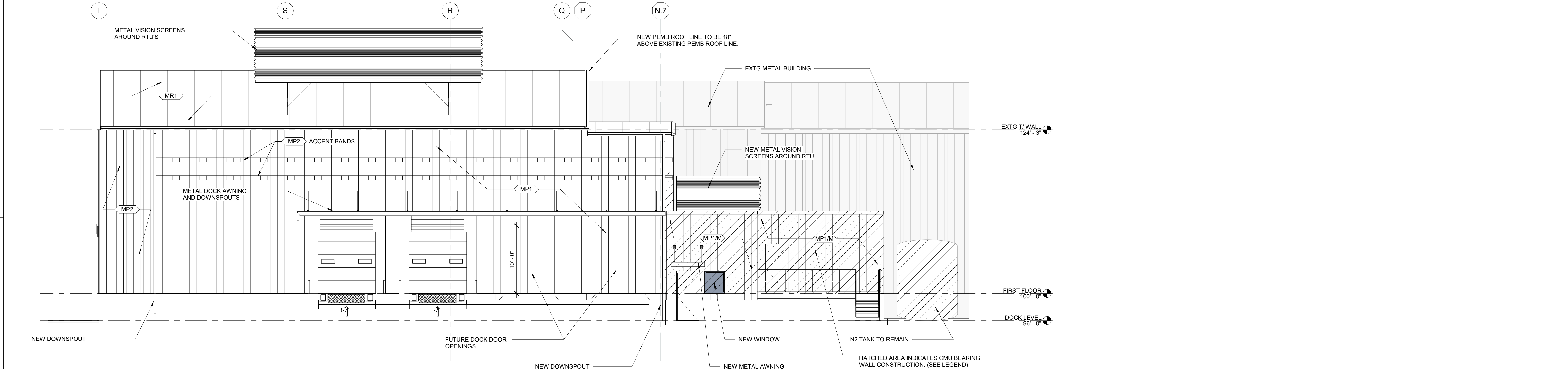
SCALE: AS NOTED

PROJECT # 1209160

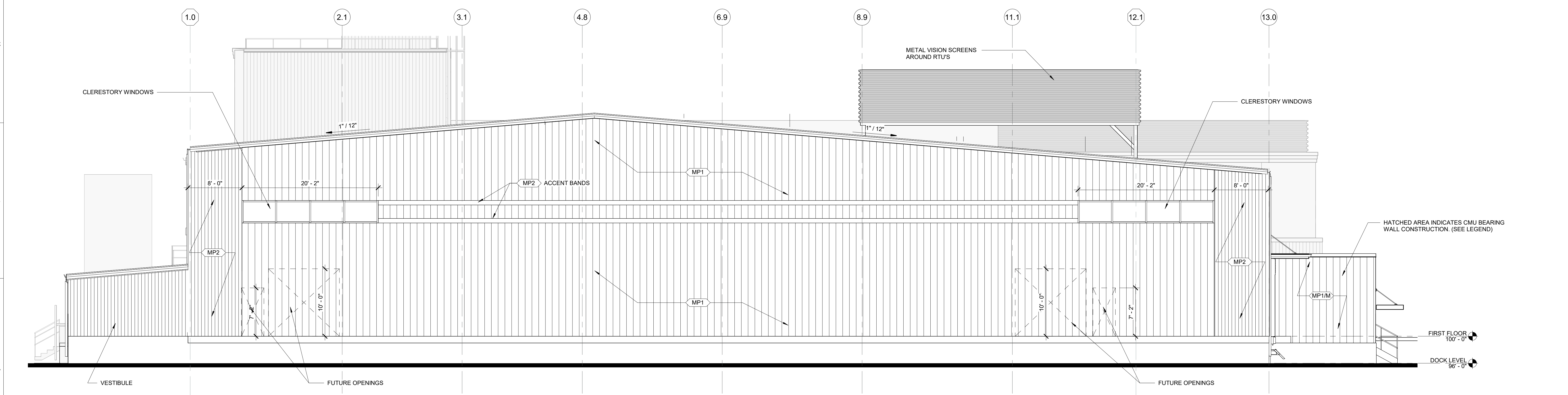
SHEET OF



2 PROBIOTIC STAGING WEST ELEVATION B&W
NOT TO SCALE



3 PROBIOTIC STAGING EAST ELEVATION B&W
NOT TO SCALE



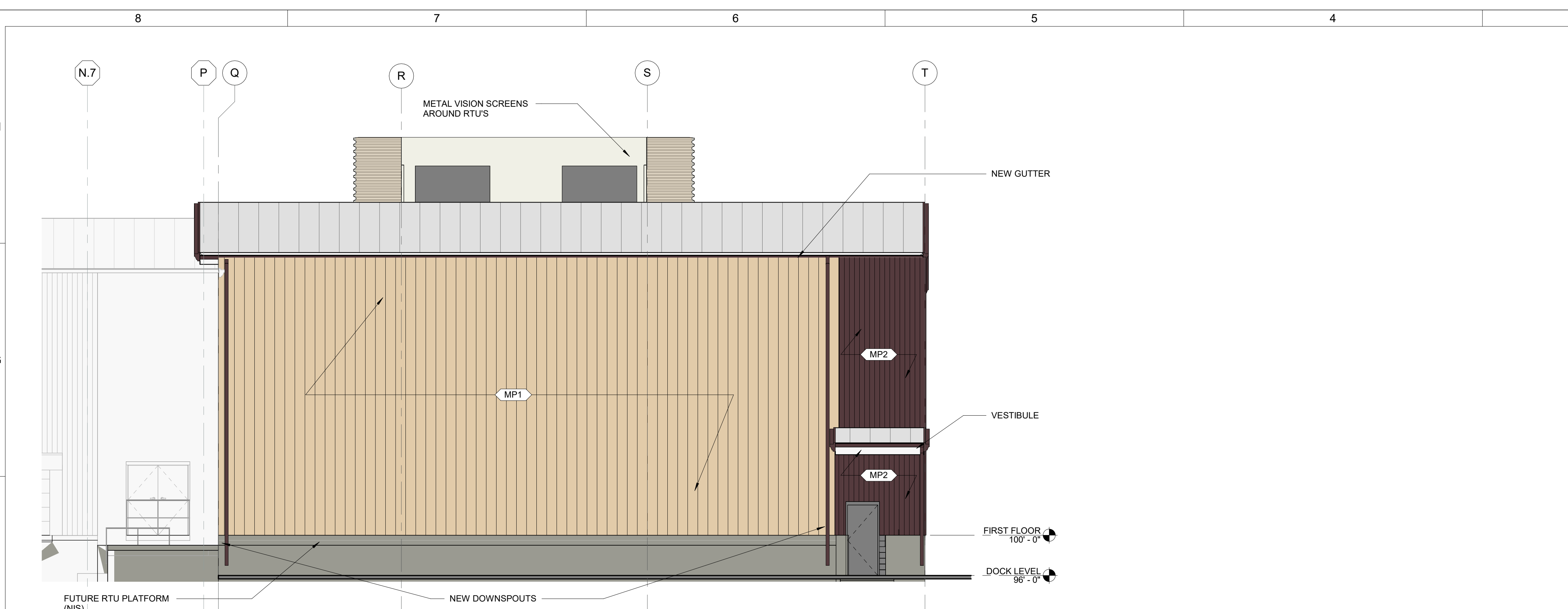
1 PROBIOTIC STAGING SOUTH ELEVATION B&W
NOT TO SCALE

EXTERIOR WALL + ROOF ASSEMBLY LEGEND

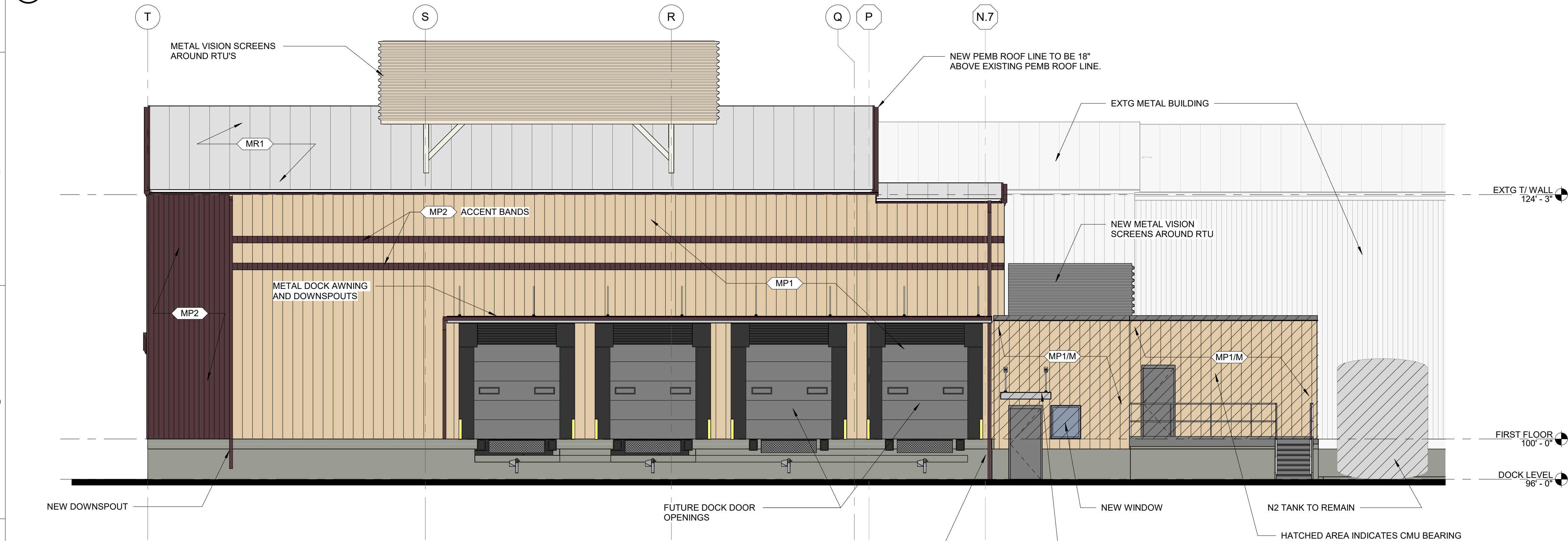
- MP1 > COLOR 1 PEMB SUPPLIED WALL SYSTEM:
 - EXTERIOR METAL PANEL
 - FIBERGLASS BATT INSULATION (R13 + R13@ MINIMUM PER CODE)
 - VAPOR BARRIER
 - INTERIOR METAL LINER PANEL COVERING GIRTS
- MP2 > COLOR 2
 - PEMB SUPPLIED METAL PANEL OVER MASONRY WALL:
 - METAL PANEL EXTERIOR TO MATCH PEMB MP1
 - 3 1/2\"/>
- MP1M > PEMB SUPPLIED METAL PANEL OVER MASONRY WALL:
 - METAL PANEL EXTERIOR TO MATCH PEMB MP1
 - 3 1/2\"/>
- NOT IN PEMB CONTRACT
 - AIR BARRIER BUILDING WRAP OVER 3\"/>
 - INSULATION FLUID APPLIED WEATHER BARRIER
 - LOAD BEARING 8\"/>
- MR1 > PEMB SUPPLIED ROOF SYSTEM:
 - STANDING SEAM METAL
 - ROOF VINYL FACED FIBERGLASS BATT INSULATION (R25 + R11 LS MINIMUM PER CODE)
 - PROVIDE THERMAL BREAK STAND-OFF CLIPS FOR CONTINUOUS INSULATION

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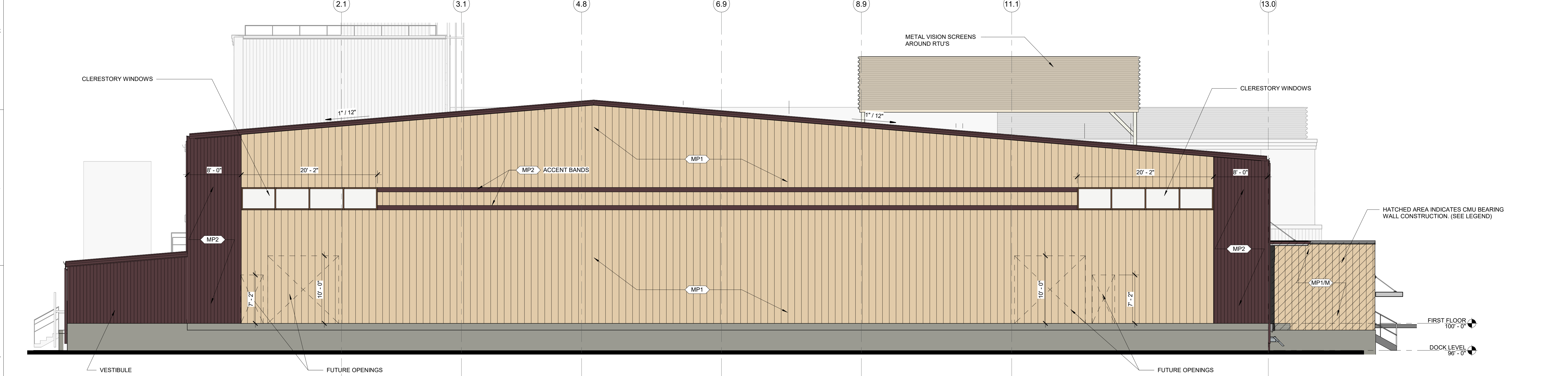
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TITLE UDC - ELEVATIONS BLACK & WHITE UDC REVIEW IFF MADISON - BANYAN					
DRAWN	Author	CHECKED	Checker	APPROVED	Approver
SIZE	DWG NO			DATE	
E	UDC-07A			05/16/22	
FILE: UDC-07A					ENGINEER'S NAME LICENSE NUMBER
SCALE: AS NOTED					
PROJECT # 1209160					
SHEET OF					



2 PROBIOTIC STAGING WEST ELEVATION
NOT TO SCALE



3 PROBIOTIC STAGING EAST ELEVATION
NOT TO SCALE



1 PROBIOTIC STAGING SOUTH ELEVATION
NOT TO SCALE



- EXTERIOR WALL + ROOF ASSEMBLY LEGEND**
- MP1 COLOR 1 PSEMB SUPPLIED WALL SYSTEM:
 - FIBERGLASS BATT INSULATION (R13 + R13d MINIMUM PER CODE)
 - VAPOR BARRIER
 - INTERIOR METAL LINER PANEL COVERING GIRTS
 - MP2 COLOR 2 PSEMB SUPPLIED WALL SYSTEM:
 - METAL PANEL EXTERIOR TO MATCH PSEMB MP1
 - 3 1/2" HORIZ METAL Z-FURRING (KNIGHT "THERMAZEE")
 - AIR BARRIER BUILDING WRAP OVER 3" XPS CONTINUOUS INSULATION
 - INSULATION FLUID APPLIED WEATHER BARRIER
 - LOAD BEARING 8" CMU WITH FIRE RATING PER PLAN
 - MP1/M PSEMB SUPPLIED METAL PANEL OVER MASONRY WALL:
 - STANDING SEAM METAL
 - ROOF VINYL FACED FIBERGLASS BATT INSULATION (R25 + R11 LS MINIMUM PER CODE)
 - PROVIDE THERMAL BREAK STAND-OFF CLIPS FOR CONTINUOUS INSULATION
 - MR1 PSEMB SUPPLIED ROOF SYSTEM:
 - STANDING SEAM METAL
 - ROOF VINYL FACED FIBERGLASS BATT INSULATION (R25 + R11 LS MINIMUM PER CODE)
 - PROVIDE THERMAL BREAK STAND-OFF CLIPS FOR CONTINUOUS INSULATION

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TITLE UDC - ELEVATIONS COLOR & MATERIAL PHOTOS					
UDC REVIEW IFF MADISON - BANYAN					
DRAWN	Author	CHECKED	Checker	APPROVED	Approver
SIZE	DWG NO		DATE		
E	UDC-07B		05/16/22		
FILE: UDC-07B					ENGINEER'S NAME LICENSE NUMBER
SCALE: AS NOTED					
PROJECT # 1209160					
SHEET OF					



① EXISTING VIEW - AGRICULTURE DRIVE
NOT TO SCALE



② NEW VIEW - AGRICULTURE DRIVE
NOT TO SCALE

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TITLE
EXTERIOR 3D VIEWS
UDC REVIEW
IFF MADISON - BANYAN

DRAWN	Author	CHECKED	Checker	APPROVED	Approver

SIZE	DWG NO	DATE
E	UDC-07C	05/16/22

FILE:	UDC-07C	ENGINEER'S NAME LICENSE NUMBER
SCALE:	AS NOTED	
PROJECT #	1209160	
SHEET	OF	



① EXISTING VIEW - ROUTE 18 HIGHWAY
NOT TO SCALE



② NEW VIEW - ROUTE 18 HIGHWAY
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TITLE
EXTERIOR 3D VIEWS
UDC REVIEW
IFF MADISON - BANYAN

DRAWN	Author	CHECKED	Checker	APPROVED	Approver

SIZE	DWG NO	DATE
E	UDC-07D	05/16/22

FILE:	ENGINEER'S NAME
UDC-07D	
SCALE:	LICENSE NUMBER
AS NOTED	
PROJECT #	1209160
SHEET	OF