



Location
5110 High Crossing Boulevard

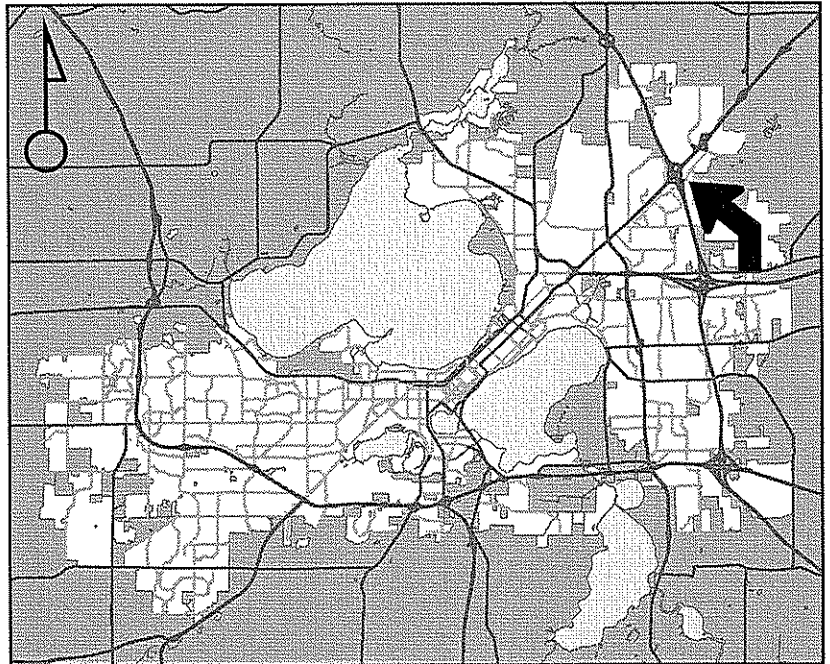
Project Name
Rasmussen College

Applicant
Tim Neitzel/Jerry Bourquin -
Dimension IV-Madison

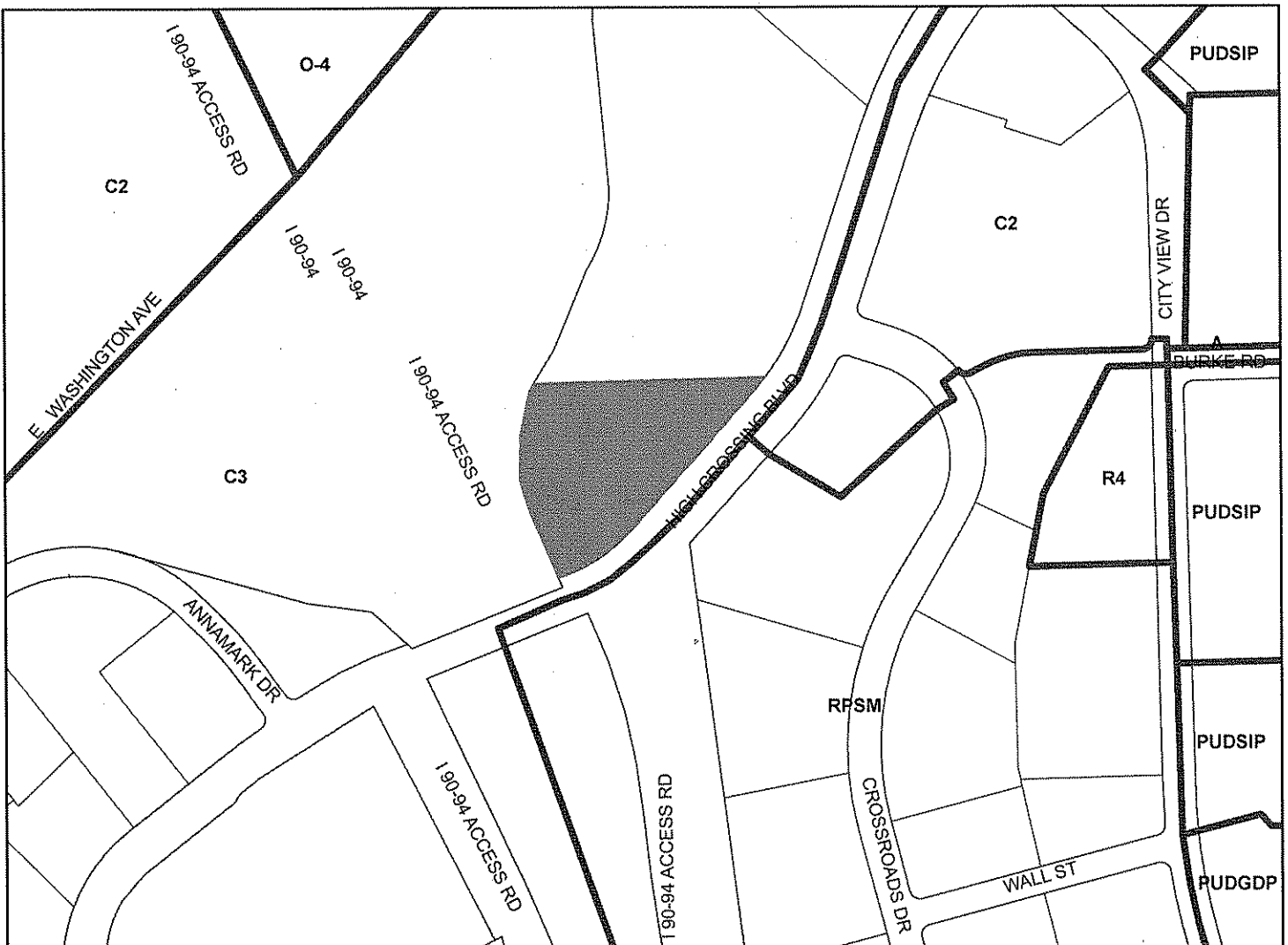
Existing Use
Vacant Commercial Building

Proposed Use
Demolish Former Motorsports Shop
and Construct 2-3 Story Building for
Rasmussen College

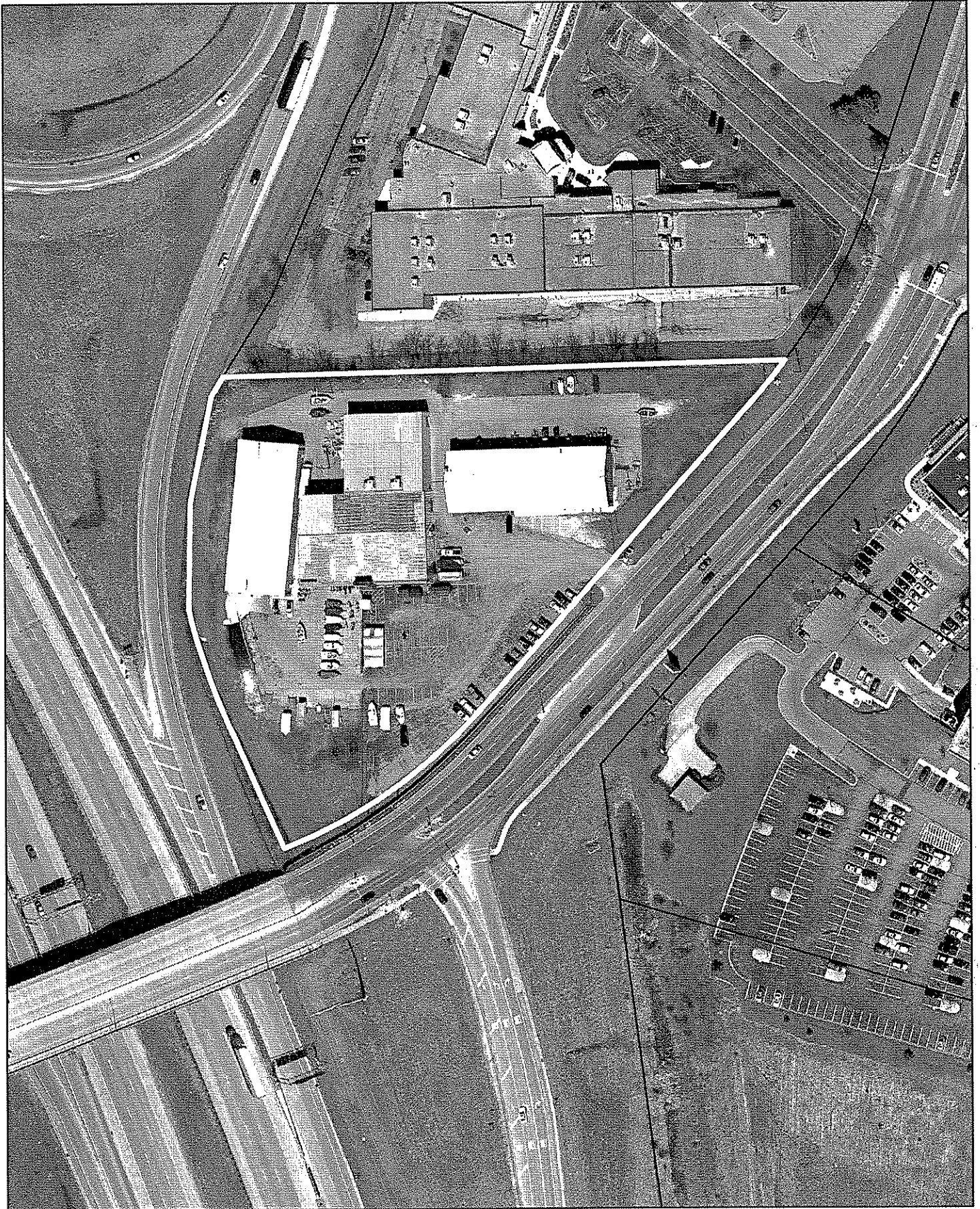
Plan Commission
08 March 2010



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



February 16, 2010

Plan Commission
Department of Planning
Attn: Kevin Firchow
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53707

Reference: 5110 High Crossing Boulevard
Rasmussen College
Madison, Wisconsin
Dimension IV – Madison Project No. 09151

Dear Sir or Madam:

Enclosed is our application for an extension of the demolition permit at 5110 High Crossing Boulevard. The demolition permit was approved on August 18, 2008 for Gold's Gym. The new proposed buildings tenant is Rasmussen College. The building and tenant are an approved zoning use for the site and of similar or higher quality. We have enclosed the copy of the previous submittal and approval.

Thank you in advance for your review.

Please call me if you have any questions at 608.829.4444, Ext. 18.

Sincerely,

Dimension IV – Madison, LLC

Jerry Bourquin, AIA

- Enclosures: 7 11 x 17 sets
- 1 - 8.5 x 11 set
 - 1 - Letter of Intent
 - 1 - Demolition Recycling Plan
 - 1 - Application Form
 - 1 - PDF
 - 1 - Previous Submission and Approval



cc: Tim Neitzel

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 5110 High Crossing Blvd **Project Area in Acres:** 3.92

Project Title (if any): Rasmussen College

2. This is an application for: Extension of existing demo. permit

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tim Nietzel Company: Air Temperature Services Inc.
 Street Address: 5301 Voges Road City/State: Madison, WI Zip: 53718
 Telephone: (608) 257-2600 Fax: (608) 838-6821 Email: _____

Project Contact Person: Jerry Bourquin Company: Dimension IV Madison LLC
 Street Address: 6515 Grand Teton Plaza, Suite 120 City/State: Madison, WI Zip: 53719
 Telephone: (608) 829-4444 ext18 Fax: (608) 829-4445 Email: jbouquin@dimensionivmadison.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
New 2 to 3 story commercial building with Rasmussen College as tenant

Development Schedule: Commencement April 2010 Completion Sept 2010

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

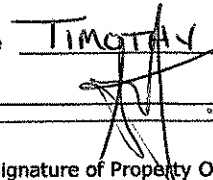
- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of _____ Plan, which recommends: _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Matt Tucker Date: 01/20/10 Zoning Staff: Kevin Firchow Date: 01/20/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name TIMOTHY NEITZEL Date 2-17-10

Signature  Relation to Property Owner _____

Authorizing Signature of Property Owner _____ Date _____

Rasmussen College

High Crossing Blvd., Madison, WI

Architecture: Dimension IV - Madison, LLC, Madison, WI
 Site Engineering: Quam Engineering, McFarland, WI

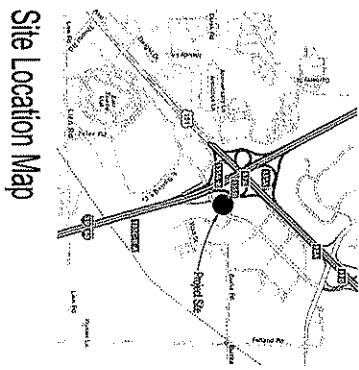
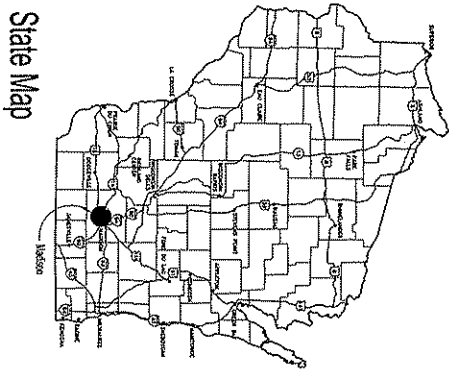
→ CURRENT PROPOSAL

List of Drawings

- General
- G0.1 Cover Sheet
- Civil/Site
- C1.0 Aerial Photo
- 1 of 5 Existing Site Plan (Quam)
- 2 of 5 Site Plan (Quam)
- 3 of 5 Grading and Erosion Control Plan (Quam)
- 4 of 5 Grading, Erosion Control, Curb and Utility Details (Quam)
- 5 of 5 Utility Plan (Quam)
- Architecture
- A1.0 Conceptual First Floor Plan
- A1.1 Conceptual Second Floor Plan
- A2.0 Conceptual Exterior Elevations

Project Information

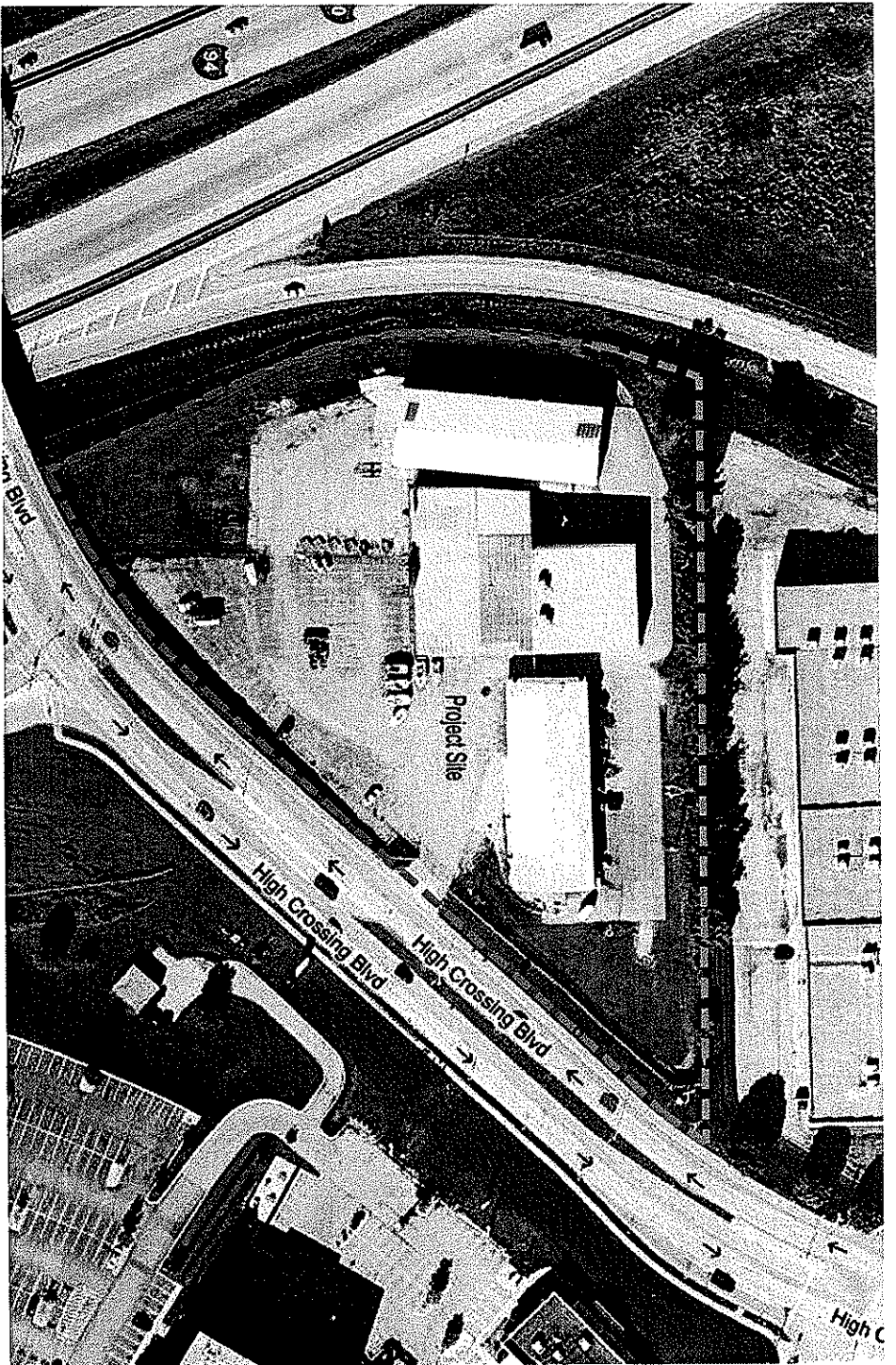
- Lot Size
- 3.92 Acres
- Building Size
- 19,172 sf - First Floor
- 19,172 sf - Second Floor
- 19,172 sf - Third Floor
- 57,516 sf - Total
- Future Building Size
- 6400 sf



Project # 09151

Date: February 18th, 2010

G0.1

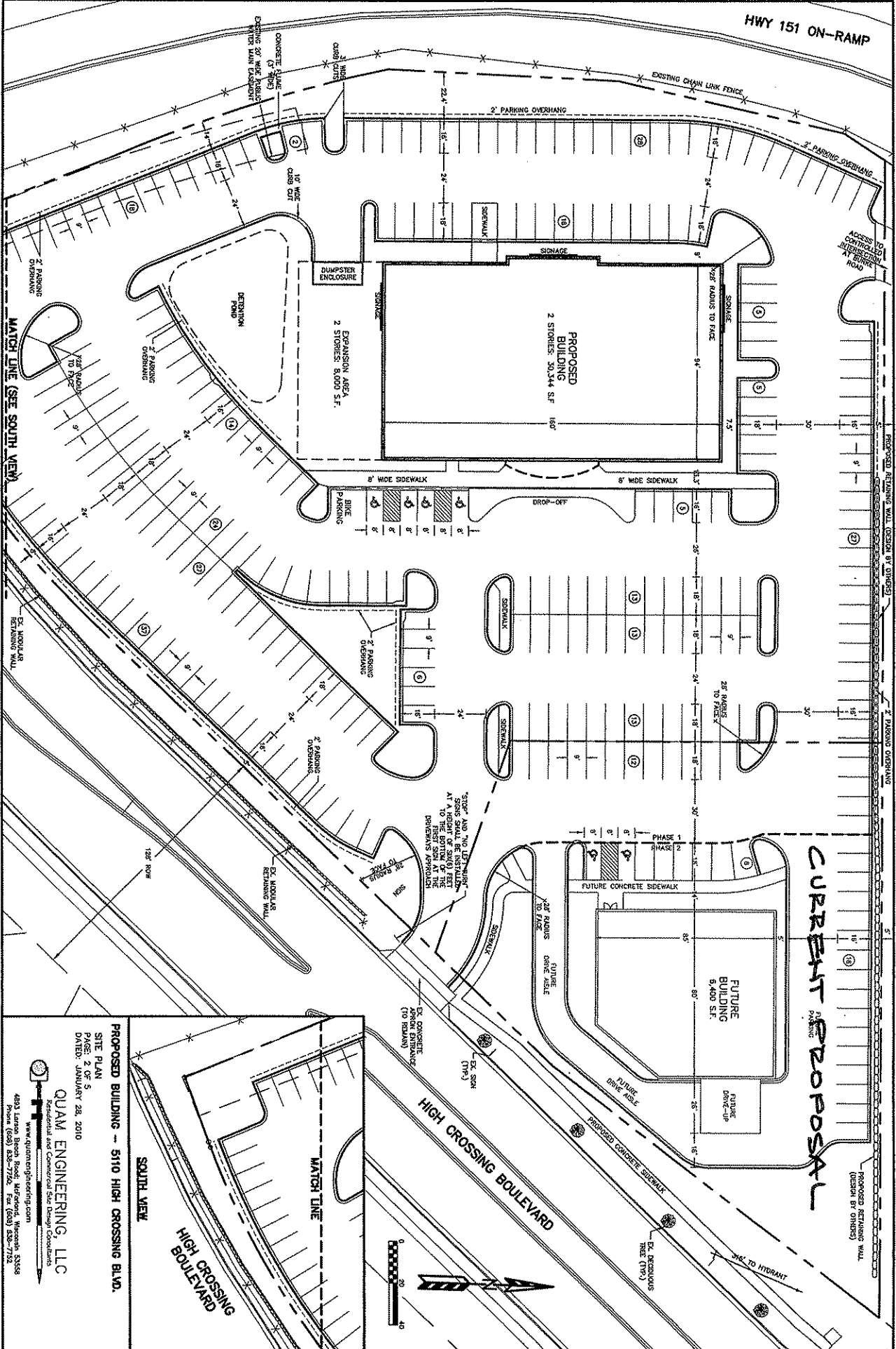


Aerial Photo

DIMENSION11
 Architecture - engineering - interior design
 Madison, Wisconsin, USA
 5351 Grand View Road, Suite 100
 Madison, WI 53705
 608.261.4444
 www.dimension11.com

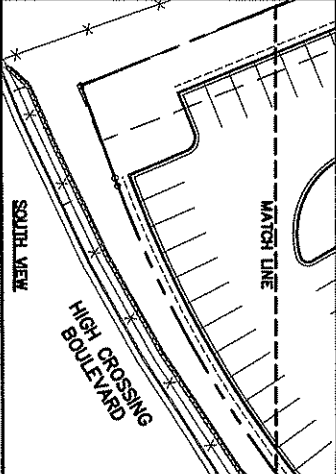
Rasmussen College
 High Crossing Blvd., Madison, WI

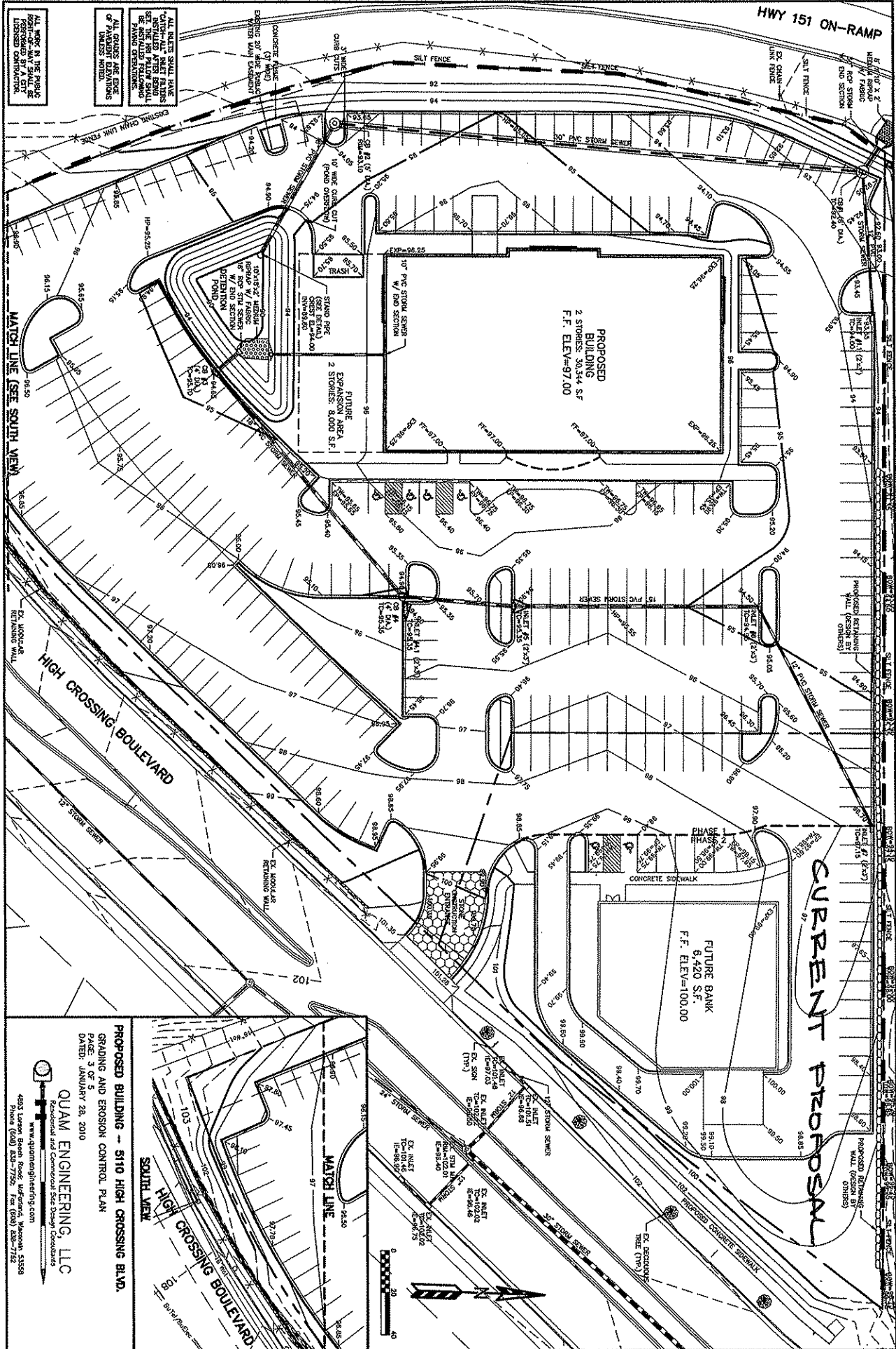
C1.0 Aerial Photo
 18 February 2010
 Project No. 09151



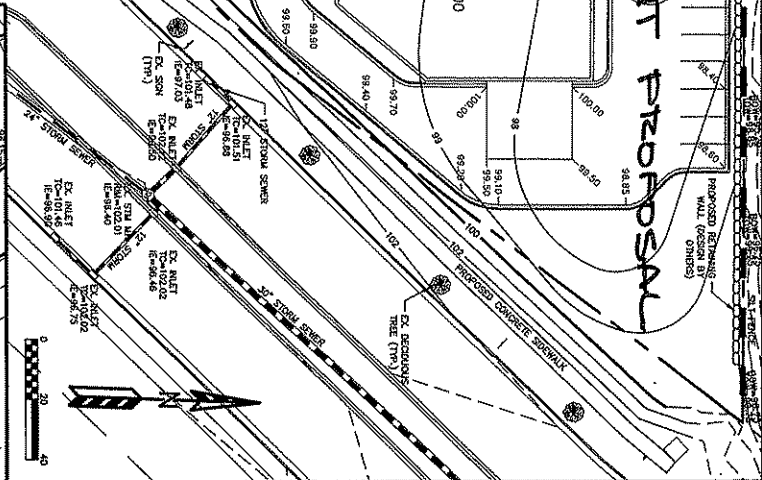
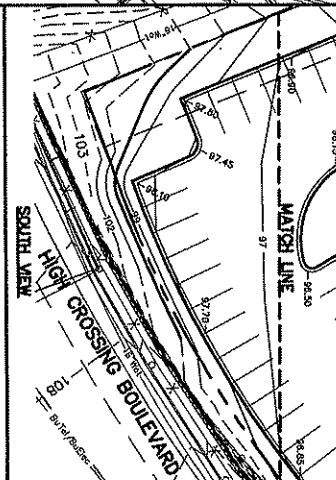
PROPOSED BUILDING -- 5110 HIGH CROSSING BLVD.
 SITE PLAN
 PAGE: 2 OF 5
 DATE: JANUARY 28, 2010

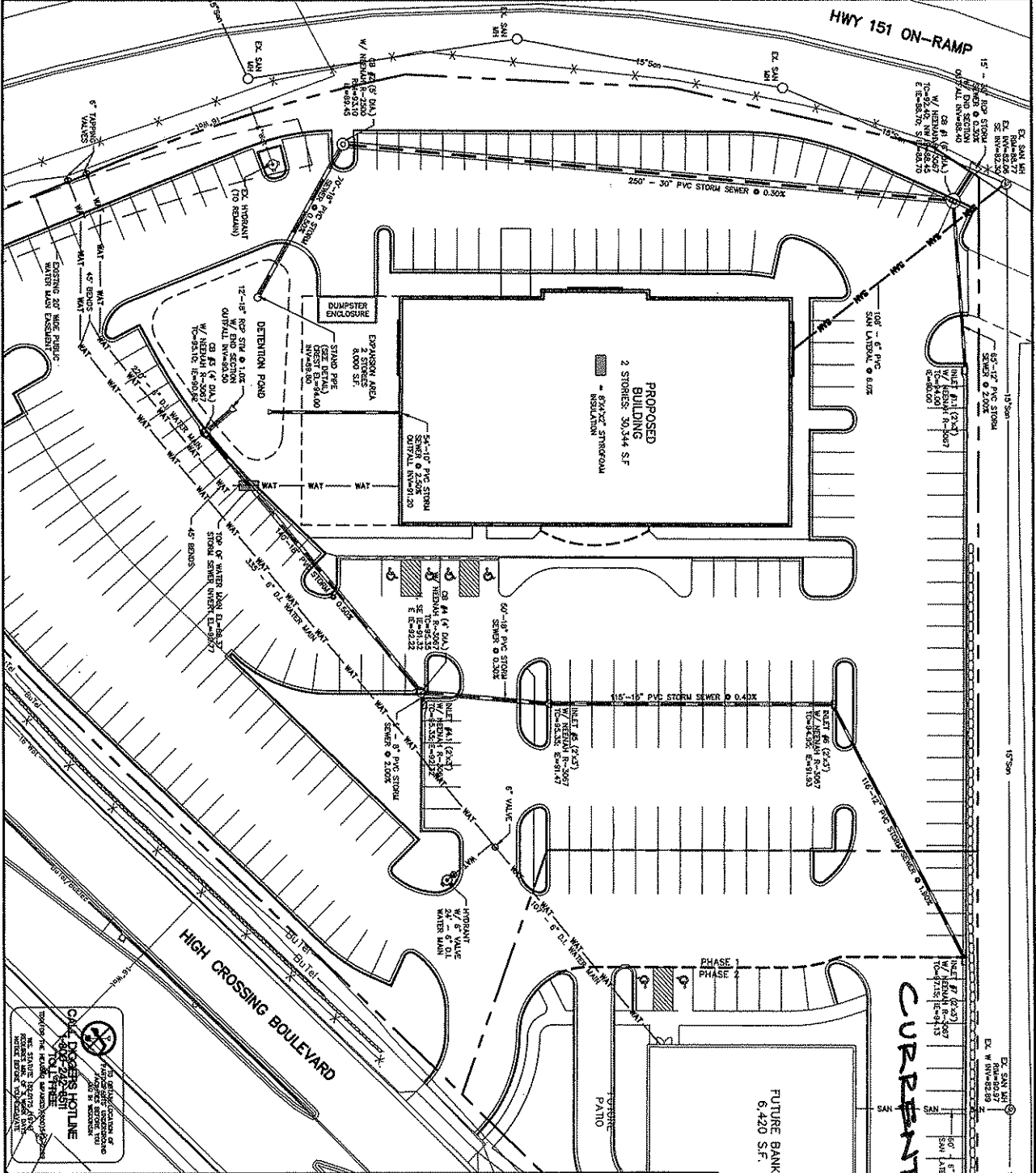
QUAM ENGINEERING, LLC
 QUAM ENGINEERING, LLC
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone: (608) 838-7750 Fax: (608) 838-7752
 www.quamengineering.com





PROPOSED BUILDING - 3110 HIGH CROSSING BLVD.
 GRADING AND EROSION CONTROL PLAN
 PAGE: 3 OF 5
 DATED: JANUARY 28, 2010
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone: (608) 838-7756 Fax: (608) 838-7752
 www.quamengineering.com



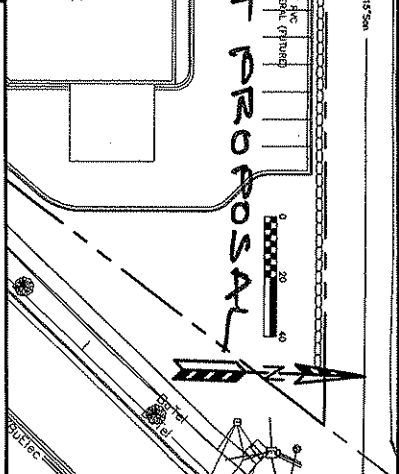


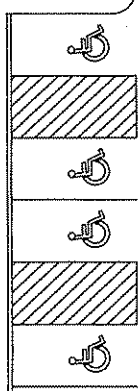
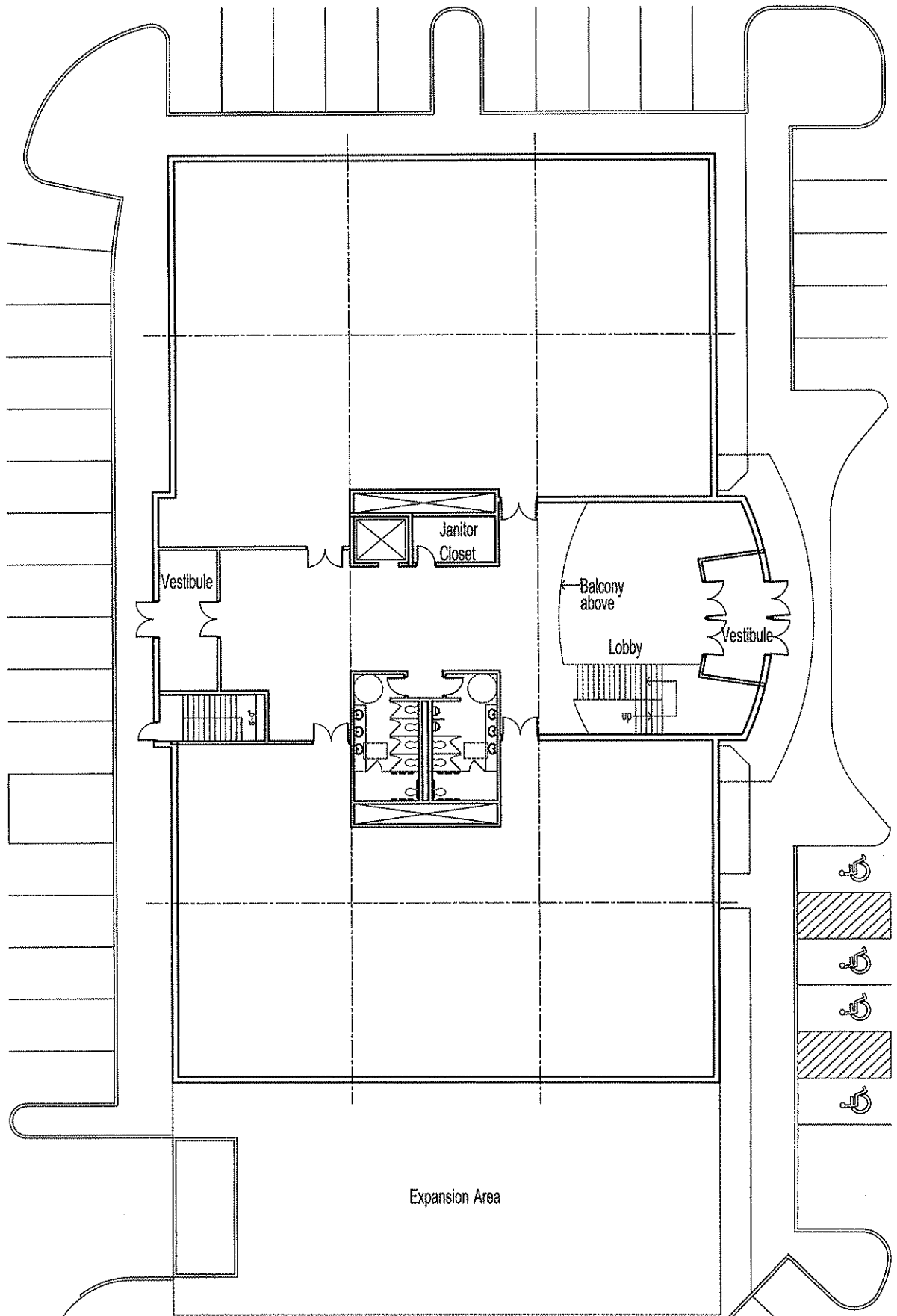
UTILITY NOTES:
 THE CONTRACTOR SHALL CONTACT CITY OF MADISON UTILITIES PRIOR TO CONNECTING ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEPENDING AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
 ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE TO CITY OF MADISON STANDARD SPECIFICATIONS.
 THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 THE APPLICANT SHALL OBTAIN A STREET EXCAVATION PERMIT FROM THE UTILITIES DEPARTMENT PRIOR TO ANY UTILITY WORK.
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 THE APPLICANT SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER FLOODING PERMITS FROM THE CITY ENGINEER.
 PRIOR TO APPROVAL OF THE CONSTRUCTION USE APPLICATION, THE OWNER SHALL OBTAIN PERMITS FROM THE CITY ENGINEER FOR EACH LATERAL TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY. THE CITY ENGINEER SHALL REVIEW AND APPROVE THE PLANS FOR EACH LATERAL. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE PLACEMENT OF THE LATERAL. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE PLACEMENT OF THE LATERAL. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE PLACEMENT OF THE LATERAL.

DEWATERING NOTES:
 THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF NATURAL RESOURCES FOR A PERMIT FOR ALL WELLS INSTALLED OR OPERATED FOR WHICH THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES IS AS FOLLOWS:
 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
 PERMITS WATER SUPPLY SECTION
 MADISON, WI 53707

PROPOSED BUILDING - 5110 HIGH CROSSING BLVD.
 UTILITY PLAN
 PAGE: 5 OF 5
 DATE: JANUARY 28, 2010

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 4893 Larson Beach Road, McFarland, Wisconsin 53558
 Phone (608) 838-7750 Fax (608) 838-7752
 www.quamengineering.com

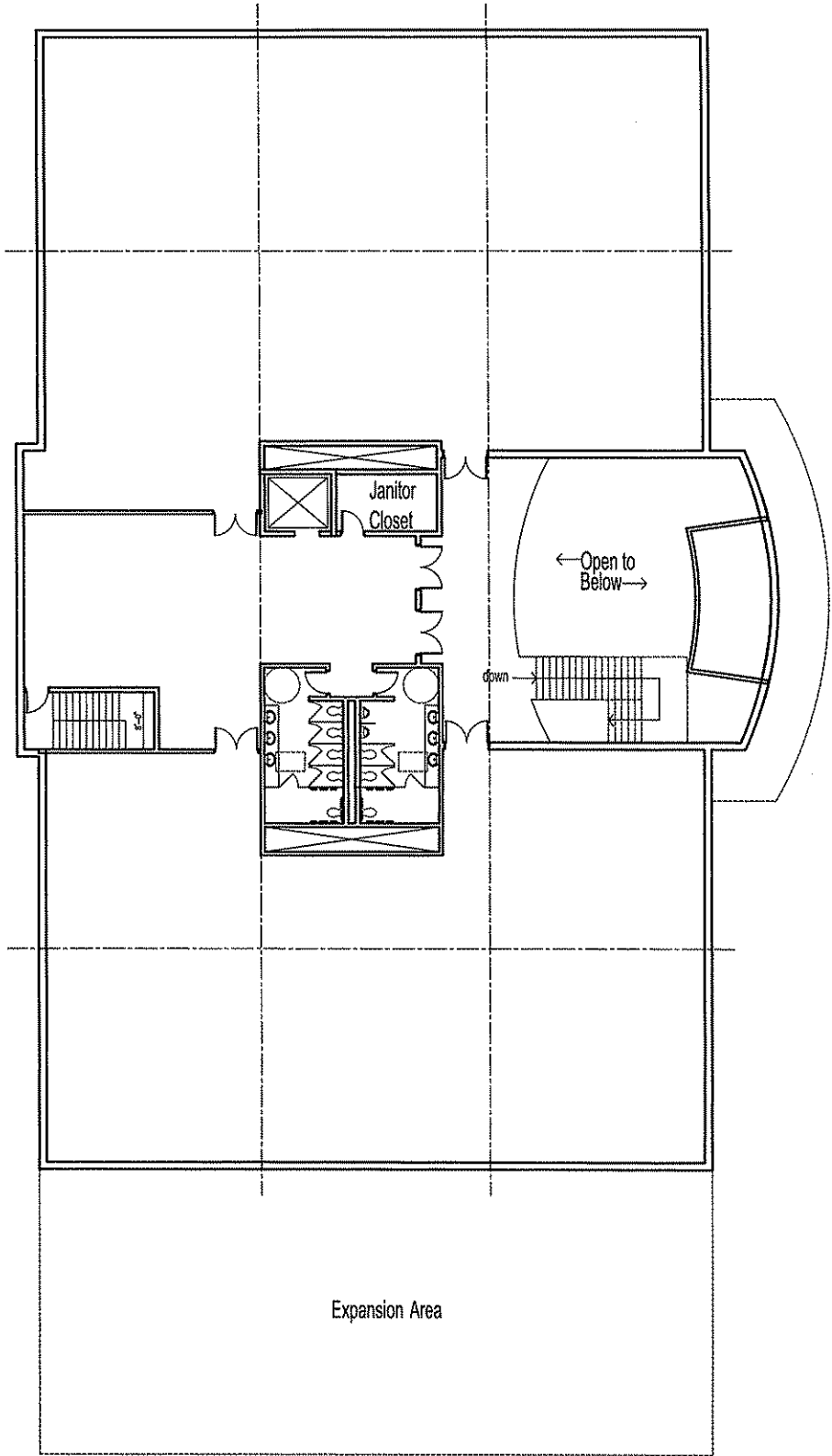




CURRENT PROPOSAL

First Floor Plan

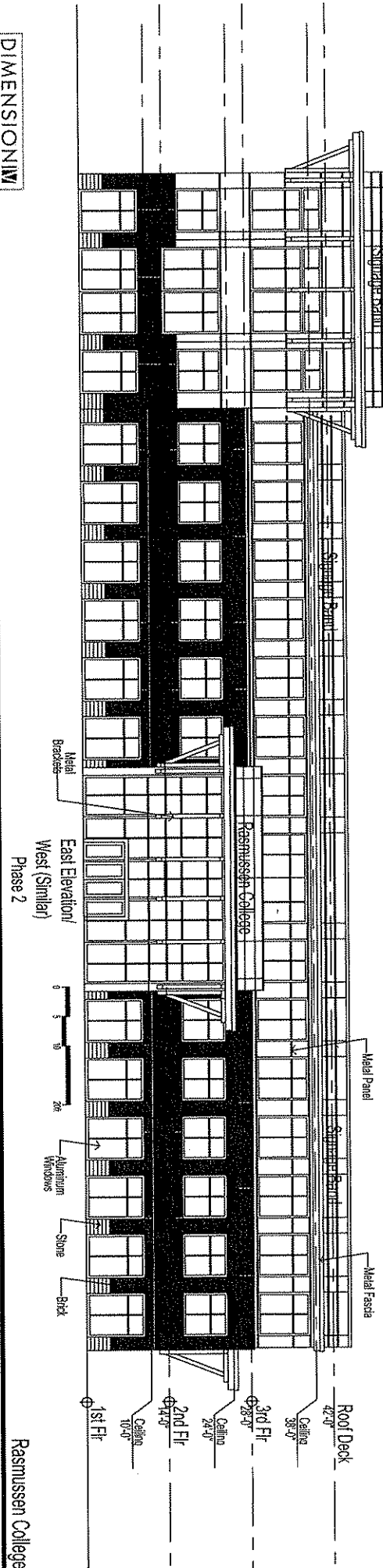
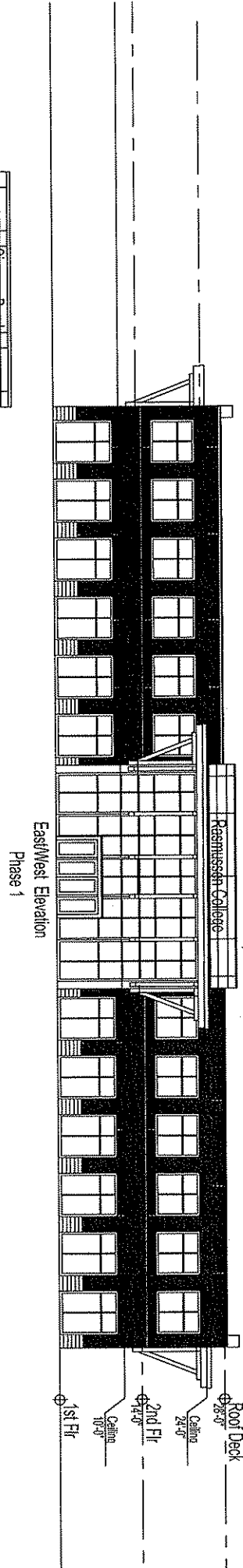
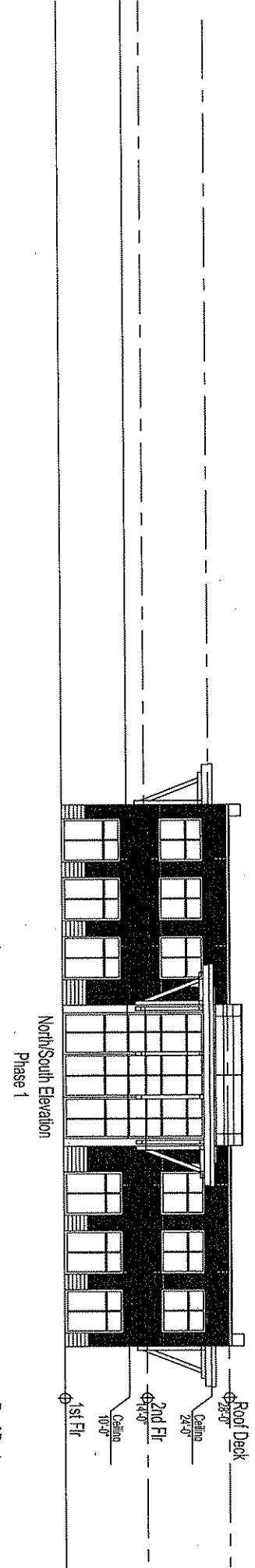




Second Floor Plan

CURRENT PROPOSAL

CURRENT PROPOSAL



DIMENSIONS

Architectural - Engineering - Interior Group
 Madison Design Group
 5000 Wisconsin Ave
 #1000 Madison, WI 53705
 608.261.1818
 www.madisondesigngroup.com

Rasmussen College
 High Crossing Blvd, Madison, WI
A2.0 Exterior Elevations
 Conceptual
 3/26/2025
 Page No. 25/31

DIMENSION IV

Madison Design Group
 Architecture · engineering · interior design
 6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin, 53719
 608.223.4444 1800.223.4445 dimension@madisongroup.com

GOLD'S GYM HIGH CROSSING

MADISON, WI

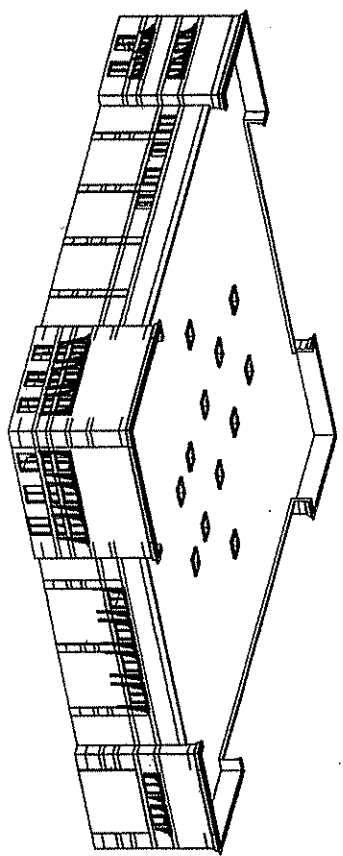
→ PREVIOUSLY APPROVED PLANS

Architecture & Engineering: Dimension IV - Madison Design Group
 6515 Grand Teton Plaza, Suite 120
 Madison, WI 53719

Site & Landscaping:

Engineering Consultant:

Consultant:



① 3D VIEW

PROJECT INFORMATION:

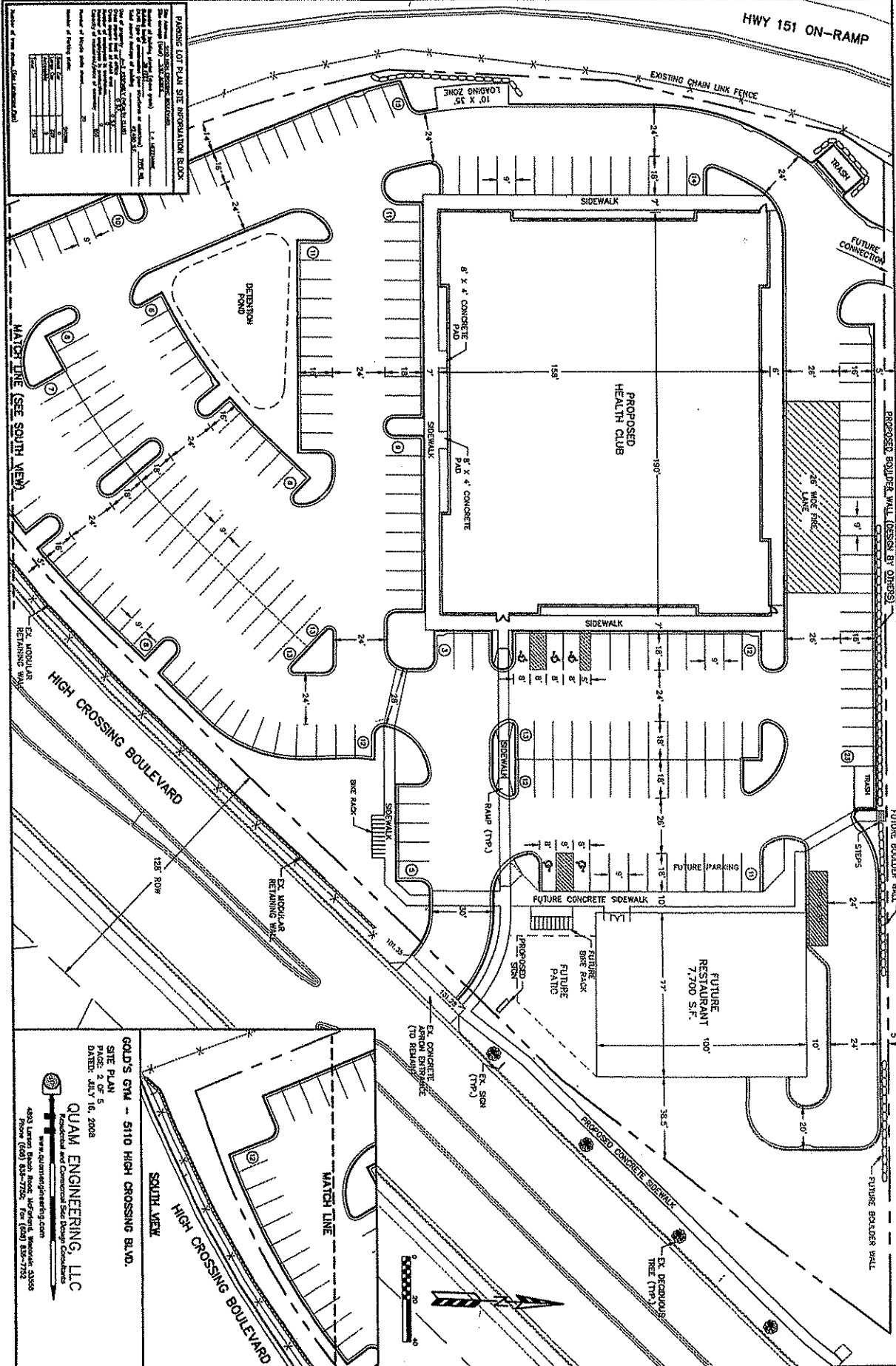
INTERIORS SURFACE AREA:	137,000 S.F. (1.0M)
BUILDING TYPE:	IND
NUMBER OF STORES:	14 MEZZ
FIRST FLOOR AREA:	28,400 S.F.
MEZZANINE AREA:	14,000 S.F.
TOTAL BUILDING AREA:	42,400 S.F.
BUILDING HEIGHT:	3F
BUILDING OCCUPANCY:	A-3 ASSEMBLY (HEALTH CLUB)

LET OF SUBMITTALS

Code	Submit Name
01A	EXISTING SITE PLAN
02A	GENERAL AND FINISH SCHEDULE PLAN
03A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
04A	STRUCTURAL PLAN
05A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
06A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
07A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
08A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
09A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
10A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
11A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
12A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
13A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
14A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
15A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
16A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
17A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
18A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
19A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
20A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
21A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
22A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
23A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
24A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
25A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
26A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
27A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
28A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
29A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN
30A	MECHANICAL, ELECTRICAL, AND PLUMBING PLAN

7-11-2008

GO.1



FLOORING LOT PLAN SITE INFORMATION BLOCK

Project Name: GOLD'S GYM - 5110 HIGH CROSSING BLVD.

Site Address: 5110 HIGH CROSSING BLVD., MC FARLAND, WI 53558

Client: GOLD'S GYM

Architect: QUAM ENGINEERING, LLC

Scale: AS SHOWN

Date: 08/16/2008

Drawn by: [Name]

Checked by: [Name]

Project No: [Number]

Sheet No: [Number]

Notes:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. EXISTING CONDITIONS ARE SHOWN WITH DASHED LINES.
4. PROPOSED CONDITIONS ARE SHOWN WITH SOLID LINES.
5. SEE SEPARATE SHEETS FOR DETAILS.
6. SEE SEPARATE SHEETS FOR SPECIFICATIONS.
7. SEE SEPARATE SHEETS FOR NOTES.
8. SEE SEPARATE SHEETS FOR LEGEND.
9. SEE SEPARATE SHEETS FOR SCHEDULE.
10. SEE SEPARATE SHEETS FOR FINISHES.

PREVIOUSLY APPROVED PLANS

GOLD'S GYM - 5110 HIGH CROSSING BLVD.

SITE PLAN

SHEET 2 OF 5

DATE: 08/16/2008

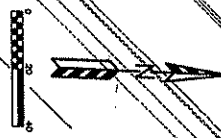
QUAM ENGINEERING, LLC

Professional and Commercial Site Design Consultants

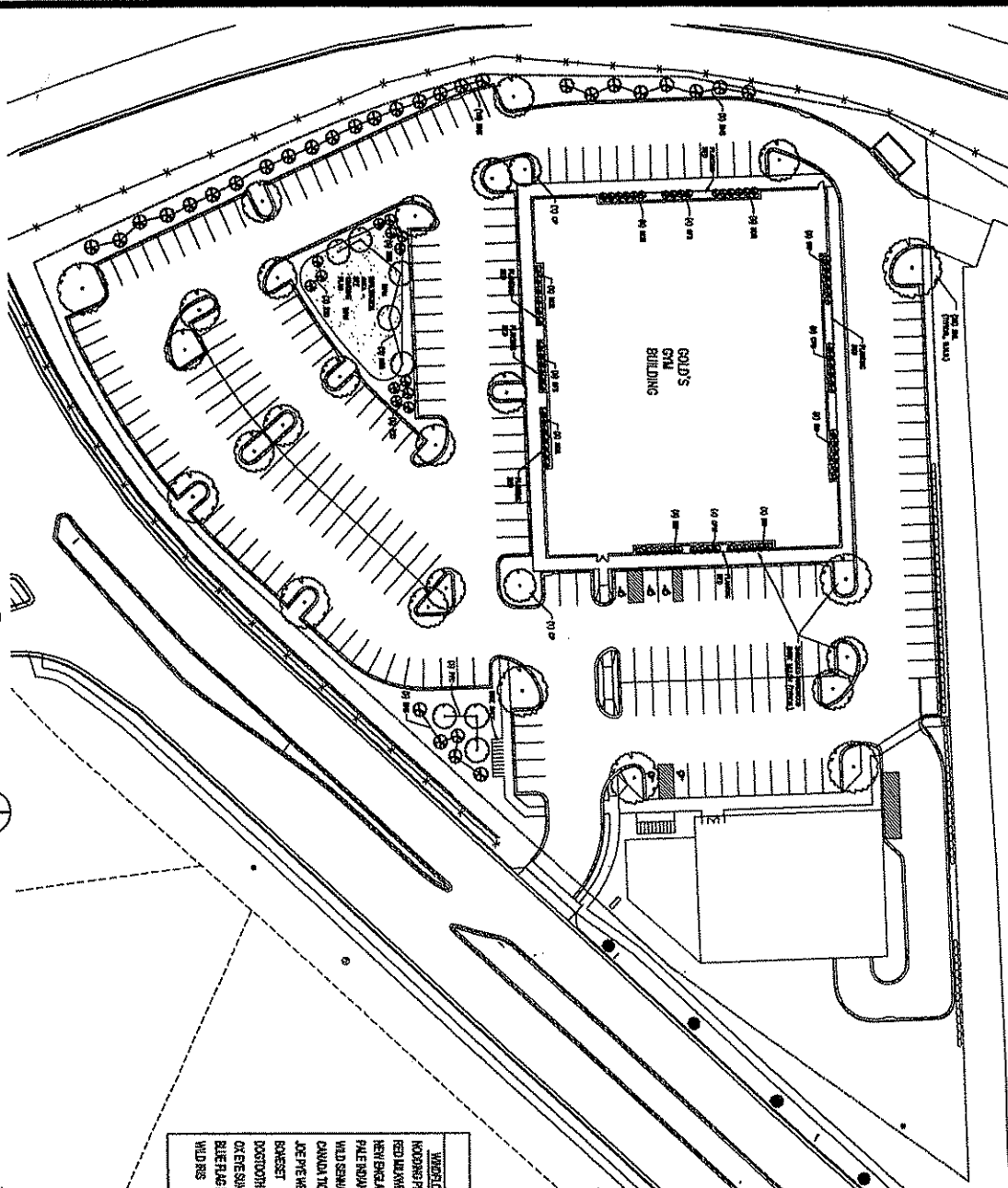
4893 Larson Beach Road, McFarland, Wisconsin 53558

Phone: (608) 838-7750 Fax: (608) 838-7752

www.quamengineering.com



PREVIOUSLY
APPROVED PLANS



PLANTLIST

KEY	QUANTITY	SIZE	TYPE	ROOT
CP	2	7'	ARTISAN BRILLIANCE CALLERY PEAR	88
HBB	5	3'	HERITAGE PEAR BIRCH CLUMP	88
PC	3	2'	PRUNE FREE CRAB	88
SH	28	3/4"	SM/TUNE KNOTW/ LINDLST	88
BBS	22	2-4"	BLACK HILLS SPURGE	88
RFD	13	2 1/2"	RED TWIG DOGWOOD	POT
KOR	24	1 1/2"	KNOCKOUT ROSE	POT
RW	24	1 1/2"	RUBIA VESSELA	POT
CS	10	1 1/2"	GOLD/ PRUNE BURGERRY	POT
CRS	10	1 1/2"	CRISPM/ PEAR SPREA	POT
WPL	1	1 1/2"	WET PRUNE BAX	POT

- NOTES:
1. ALL PLANTING BEDS SHALL BE EDGED WITH BLACK VINYL LANDSCAPE EDGING.
 2. ALL PLANTING BEDS SHALL BE MULCH WITH HARDWOOD DOOR EDGING BARK MULCH TO 2" DEPTH WITH PRESURGENT HERBICIDE LAYER.
 3. JACOBI LIME TO MIXED STONE MULCH TO RECEIVE 1" WASHED STONE MULCH OVER TORBER TUBERS.
 4. ALL INSTALLED TREES AND SHRUBS ALWAYS ARE TO BE MULCHED WITH 2" DUMBERED SPREADER DARK MULCH MIXES.
 5. LAWN AREAS TO BE SEEDED WITH SEEDS PERMANENT SPRAY LAMN SEED. STRAW MULCHED AND STARTER FERTILIZER APPLIED.
 6. BERT TALLION AREA TO BE SEEDED WITH VERTICILLIUM BARN SEED MIXTURE SPECIFIED BY PRUNER. FERTILIZED, AND MULCHED. INTERSEASON CONTROL FIBER ON BOTTOM AND SIDES OF FERTILIZER BASIN. USE ANNUAL LIME MASON ANNUAL RYE AS TEMPORARY COVER CROP.

WORTHINGTONS	DETROIT BUSH WET PRUNE ART.	AME FRUIT SERVICE
KNOXING PINK CROWN	PRUNE BLADNOSTAR	FOX SERVICE
RED LA WINE	DENSE BLADNOSTAR	CAJUNA WILD FIE
NEW ENGLAND ASTER	GREAT BLUE LOBELIA	VIRGINIA WILD FIE
PALE INDIAN PLAIN	BERGAMOT	SMITH CRANUS
VILD SEMA	YELLOW/ CONSER DWER	DARK GREEN BLUEISH
CAJUNA TICK TREFOIL	BLACK EYED SUSAN	ROCKWASS
JOE PEE WED	SWEET BLACK EYED SUSAN	PRUNE CONDOCLASS
BONSET	BROWN EYED SUSAN	BLANCKES
DORRHOOD BUSH	ROSHWED	BOG SLAUGHTER
OX EYE SHAWLOWER	CLIFPLANT	BEETTES SERVICE
BLUE BELLARS	PRUNE DUCK	SOUTH BERRIES SERVICE
WILD RICE	ORIO GARDENED	PORCUPINE SERVICE

DIMENSIONI
Landscape Design
1234 Main Street
12345 City, CA 90001
Phone: (555) 123-4567
www.dimensioni.com

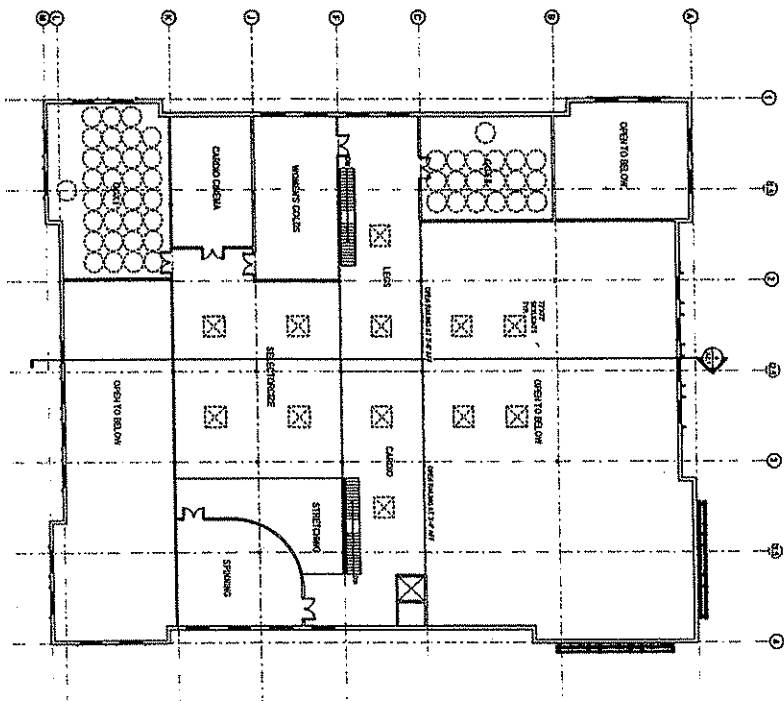
GOLD'S HEALTH CLUB - EAST

5110 HIGH CROSSING BLVD.
MADISON, WI

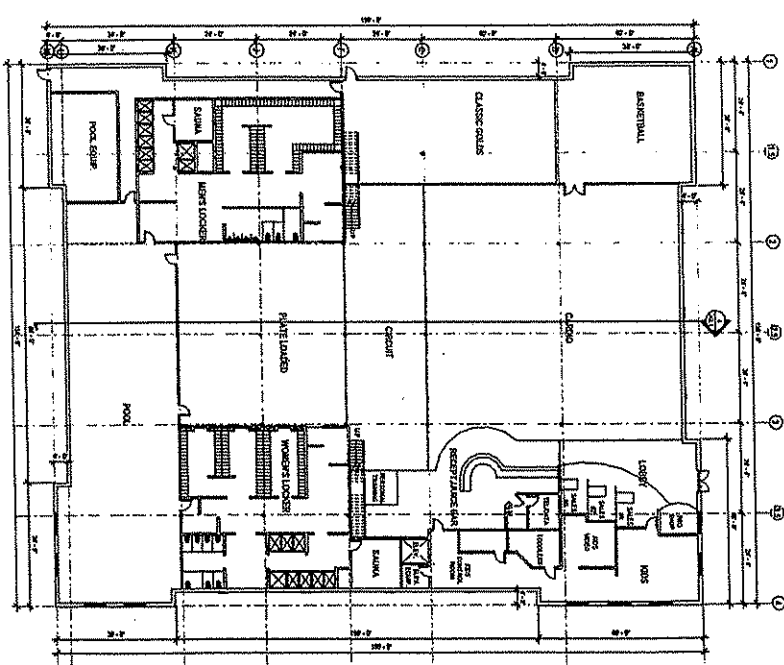
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PREVIOUSLY APPROVED
PLANS



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

Author	Adam Schindler
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Designer	Adam Schindler
Project No.	24000000

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A1.1

GOLD'S GYM HIGH
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