



# The Architectural Firm

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138 S. Main Street  
Jefferson, WI. 53549  
920-674-3100, 414-852-3555  
Craig T. Ellsworth, Architect

Aug 8, 2013

City Of Waterloo Common Council  
136 N Monroe St,  
Waterloo, WI 53594

RE: 575 W. Madison Street, Waterloo WI

## Summary Of Report For 8/15/13 Meeting

1. General discussion about why we intend to move forward with a commercial use of the building
2. Features of the building that make it uniquely qualified to be used for a data mining operation
3. General discussion about the possibility of a small residential element
4. Other potential uses mixed in with the primary commercial use to create the Waterloo Technology Center
5. Anticipated mixed use PUD zoning required
6. Anticipated time frame for the remainder of 2013
7. Anticipated financial requirements during 2013
8. Developer's agreement final draft should commence immediately

### Draw Request:

TAF	\$9,250.00
Lang Group:	\$6,750.00
Energy Design Concepts:	\$1,200.00
DnA Computer Solutions:	\$400.00
Reimbursement for Data Mining test unit:	\$2214.88
Total Draw On Developer's Incentive	\$19,814.88

## City Hall

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**From:** Craig T. Ellsworth Architect [craige1033@aol.com]  
**Sent:** Thursday, August 08, 2013 11:05 AM  
**To:** cityhall@waterloowi.us  
**Cc:** jay@langgroup.net  
**Subject:** Report For Agenda  
**Attachments:** Summary\_Report\_Aug\_15.pdf

Hi Mo: Attached you will find our summary report for the common council meeting next week. We would like to be placed on the agenda. Please call me with any questions or comments.

In addition to this report, you will receive from Jay, a letter of intent to exercise our option to purchase. We would exercise it right now but we find that there is a mock-up test necessary at the site that involves the internet provider. We do not anticipate a problem with the fiberoptic but it is so critical to our intended use that it must remain as a contingency.

You will note that our draw for this month includes some test equipment as well as computer consultant's time. This all relates to the data mining use we intend to install in the building and for which we need the mock-up run. I anticipate that this testing will go on for the next 2 - 3 months. We should know sometime early on if there is a concern. Once we do, this contingency will be taken off the table.

I would suggest that we begin the final developer's agreement process immediately. Thanks CTE.

Craig T Ellsworth, Architect  
TAF  
138 S. Main Street  
Jefferson, WI 53549  
414-852-3555

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## City Hall

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**From:** Jay Lang [Jay@langgroup.net]  
**Sent:** Thursday, August 08, 2013 1:57 PM  
**To:** City Hall; 'Craig T. Ellsworth Architect'  
**Cc:** City of Waterloo, Mayor; Errin Welty  
**Subject:** Re: 575 West Madison Street / RE: Report For Agenda

Mo,

Craig said it all already. we want to exercise the Option, but we need to make sure the fiberoptics are what Frontier is telling us. We have asks them to set us up with an active internet at the site so we can measure the speed for upload and downloading over a 30-45 day period. once we know that they can deliver we will be ready to give the City Notice that we are exercising the Option.

*Thank you,*

*Jay Lang*

*Do you have real estate questions? We would like to help you!  
Lang Group Real Estate-"Make the right decisions and keep moving forward"  
Direct: 414-313-9001, Direct Fax: 866-653-2198  
Website: [www.langgroup.net](http://www.langgroup.net)*

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**From:** City Hall <cityhall@waterloowi.us>  
**To:** 'Craig T. Ellsworth Architect' <craige1033@aol.com>  
**Cc:** jay@langgroup.net; "City of Waterloo, Mayor" <mayor@waterloowi.us>; Errin Welty <ewel@vierbicher.com>  
**Sent:** Thursday, August 8, 2013 1:32 PM  
**Subject:** 575 West Madison Street / RE: Report For Agenda

Craig:

Thank you for the information below, especially your comments about your intent to exercise an option to purchase. We will remain focused on any and all open items with the objective of closing on the property.  
-Mo

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