



## MEMORANDUM

To: Cathy Spears, Chair, and Members of the Appleton Board of Health  
From: Robert M. Arthur, Counsel for Keystone Futures LLC (Stateview Commons)  
Date: February 4, 2026  
Re: 532 W. College Avenue, Appleton, Wisconsin — Background Materials for Board Packet (Appeal of July 29, 2025 Order)

### **Purpose and Scope of this Submission**

This memorandum provides background and context relevant to the appeal of the July 29, 2025 cease-and-desist order issued to Keystone Futures LLC. It is submitted to inform the public record for the Board's February 11, 2026 hearing. It does not seek specific interim relief or action at this time; rather, it consolidates facts, timeline, diligence efforts, cost context, and community considerations so the Board can evaluate the matter with a complete picture.

### **Professional Apology and January Continuance**

At the outset, counsel apologizes for requesting a continuance of the Board's January agenda. The request was prompted by counsel's fiduciary and statutory duties in Florida, where counsel serves as both financial power of attorney and health-care surrogate for an elderly family friend whose Parkinson's disease progressed to an advanced stage. After multiple emergency transports in a single week, she elected hospice last week. Counsel's presence was necessary to implement the plan of care and ensure a safe, lawful transition. The continuance was requested in good faith so that counsel could return prepared to assist the Board and advocate responsibly.

### **Property and Ownership Background**

Shane and Jen Forrest, a young family, own 532 W. College Avenue, Appleton, Wisconsin through Keystone Futures LLC d/b/a Stateview Commons. The building is a circa-1900, mixed-use, two-story structure of approximately 2,880 square feet per floor. The first floor was remodeled in 2018 into a coworking center with private offices under permit. The second floor contains four one-bedroom dwelling units. The prior owner began operating these four units as short-term rentals (tourist rooming house use) in 2019 with cosmetic improvements; some electric-heater work occurred without permit. Keystone acquired the building in October 2021 from a friend with the understanding that the existing uses would continue.

From October 2021 until July 2025, there was no enforcement action or notice indicating noncompliance with health, building, or fire requirements specific to the second-floor short-term rental use. The July 29, 2025 order therefore came as a genuine surprise to the owners, with significant personal and financial consequences.

### **Chronology and Diligence (July 2025 – February 2026)**

- July 29, 2025 — Health Department issues an order to cease and desist operation of the second-floor tourist rooming house units; related inspection notice references change-of-occupancy considerations.
- Early August 2025 — Owner promptly contacts counsel to seek guidance; counsel begins code and licensing research and arranges a site meeting with an architect.

- August–September 2025 — Architect and counsel tour the building; owner solicits contractor quotations for life-safety upgrades and related work.
- September 2025 — City transmits a conditional license agreement draft for discussion; counsel proceeds cautiously pending receipt of complete cost and design information.
- Mid–Late September 2025 — Bidders provide preliminary quotations for sprinkler retrofit and fire alarm upgrades; separate contractor provides pricing for underground water service to support a sprinkler system.
- October 2025 — Additional quotations arrive; elevator feasibility is explored out of caution because of uncertainty about change-of-occupancy triggers. Counsel’s travel for professional conferences and illness contribute to communication delays; counsel accepts responsibility.
- November–December 2025 — Counsel refines research on code pathways and variance processes; owner maintains communications with architect and contractors.
- January 2026 — Counsel requests a continuance of the Board’s January agenda because of duties in Florida as health-care surrogate and financial agent for an elderly family friend entering hospice.
- February 2026 — Board hearing scheduled for Wednesday, February 11, 2026 at 7:00 a.m.; this memo is submitted to complete the record.

### **Regulatory Framework Referenced in the Record**

The Health Department’s order references Appleton’s adoption of Wisconsin Administrative Code provisions for hotels, motels, and tourist rooming houses, and the requirement that such facilities comply with the Wisconsin Commercial Building Code and State Fire Prevention Code. Inspections materials identify the second-floor use as transient lodging (Group R-1) rather than apartments (Group R-2), which can implicate change-of-occupancy review under the International Existing Building Code and associated life-safety measures. This memo does not take positions on disputed code interpretations; it simply notes the framework that informs costs and feasibility.

### **Cost Context and Feasibility Considerations**

To understand feasibility and financial impact, the owners obtained quotations from qualified contractors. These quotations are attached for the Board’s reference. They cover: (1) a full fire-sprinkler retrofit for the building; (2) a fire-alarm system/panel upgrade with addressable devices and low-frequency (520 Hz) notification in sleeping rooms; (3) installation of a new water service lateral sized for sprinkler demand; and (4) elevator equipment and, separately, the construction work necessary to install a compliant shaft and associated utility/roof modifications (the elevator element explored out of caution given uncertainty about triggers).

Based on the quotations received to date, the sprinkler system and underground water-service work alone represent a substantial six-figure commitment. The alarm system modernization likewise represents a significant line item. Elevator costs—if ultimately required—would add materially to the project: an equipment quote on the order of ~\$180,000 and construction costs of comparable magnitude for shaft construction, utility relocation, and roof alterations. When compared to the estimated current stand-alone value of the building (approximately \$550,000), the combined costs approach a substantial fraction of asset value, raising feasibility concerns for a small, family-owned property.

The owners recognize that health and safety protections are paramount and that compliance determinations rest with City staff and, where appropriate, state agencies. The cost information is

offered not to avoid compliance but to provide the Board with a realistic picture of the financial implications for a non-institutional owner.

### **Community and Economic Context**

Stateview Commons occupies a prominent position on West College Avenue. The City has utilized the building's west facade for a large Mile of Music mural, reflecting the site's visibility and contribution to corridor activation. The four upstairs units provide short-term lodging used by visitors—often business travelers—attending activities at the nearby Appleton Performing Arts Center or working in the central district. Guests are offered access to the downstairs coworking space's amenities, creating a hybrid lodging-work option that is uncommon in this block of West College. A complete cessation of short-term lodging would remove a distinctive, proximate set of units from this corridor.

### **On Continuances and Public Communications**

The owners and counsel are aware of public commentary that may be interpreted as framing any delay as tactical and not in good faith. For the record, the owners contacted counsel promptly in early August 2025, met with an architect, and pursued multiple contractor quotations to understand scope and cost. Counsel accepts responsibility for caution in communications last fall, including not advancing a conditional-license draft while cost data and design information were still incomplete. I regret any resulting frustration and bad feelings toward my client. The intent has been to provide complete, accurate information to City staff and to the Board.

### **Invitation to Tour the Property**

To facilitate an informed review, counsel invites Board members or interested City officials to tour the property prior to the hearing on Wednesday, February 11, 2026 at 7:00 a.m., or shortly thereafter. A site visit may provide useful context beyond photographs. Please contact undersigned to coordinate access with Mr. Forrest.

### **Closing**

This memorandum is submitted to assist the Board's deliberations by consolidating background, timeline, diligence, cost context, and community considerations in one place. The owners appreciate the Board's time and service and will be prepared to answer questions at the hearing.

Attachments (for the Agenda Packet)

- Contractor quotations: fire-sprinkler retrofit; underground water service; fire-alarm panel and devices; elevator equipment and related construction.
- Approximately twenty-three interior photographs of the property.



N694 Cty Hwy CB, Appleton, WI 54914  
PH: (920)731-5281 Fax: (920)731-3412

September 18, 2025

Project: 832 W. College Ave  
Fire Sprinkler System Proposal  
Attn: Shane

Proposal No. F2509-270

Shane,

Thank you for contacting Pace Corporation to provide you with a quote for this fire sprinkler system.

### **GENERAL**

This proposal is based on the following:

- Site walkthrough.
- This sprinkler system will be designed and installed in accordance with all applicable building codes and standards. The fire sprinkler system for this facility will be required to be a NFPA 13 type system.
  - NFPA 13 systems are designed to protect the entire facility. This includes basement through 2<sup>nd</sup> floor. All bathrooms and closets are required to be protected with using this standard.
  - The basement area is designed to an ordinary hazard.
    - All piping for the basement would be run exposed utilizing brass uprights to protect the space.
  - 1<sup>st</sup> floor is designed for a light hazard.
    - Piping in this area would be run exposed, and kept as close to the ceiling as possible. I have figured using pendant sprinklers attached directly to the piping for this area.
  - 3<sup>rd</sup> floor is designed for a residential type occupancy.
    - I've figured on running a main pipe along the wall in the hallway, from there we would run necessary piping into rooms along a common wall. We would be utilizing sidewall spray sprinklers for both the hallway and rooms. This is the least intrusive way to pipe this system and make it as aesthetically pleasing as possible.
    - Protection for the stairwells is figured for dry sidewall type sprinkler heads. From my walkthrough it didn't seem that these areas would be heated.
- I've done a preliminary and hydraulic calculations based on my site walkthrough. With the necessary design requirements for the system a new 4" water lead in would need to be installed to feed the sprinkler system. I've figured this new lead in to be brought in near where the existing 1 1/2" is currently installed.
  - Hydraulic calculations are based on an available water supply of:
    - 59 psi Static Pressure
    - 57 psi Residual Pressure
    - 1160 gpm flowing.
- With no existing building floor plans I have included time for one of our designers to come do a in depth site survey to be able to accurately draw the building and the fire sprinkler system.

**INCLUSIONS:**

Our price includes all of the costs associated with fabrication, field installation, all of the materials for the new sprinkler system, insurance, trucking, and a one year warranty on all of the labor and materials that we provide for this project. We will also provide in house design for the system. If we are the chosen contractor our design team will complete the layout for the sprinkler system, submit to local and state authorities. While the design is in for review we would continue to finalize layouts for fabrication. Once the system is approved fabrication will be released and installation would be scheduled.

**OVERTIME WORK:**

This price is based on standard working hours: 7:00 am to 3:30 pm Monday through Friday not including holidays. If it's deemed necessary that some of this work should be performed during off hours our price will have to be revised.

**EXCLUSIONS:**

I have not included any of the costs associated with the following:

- Supplying the electrical power to the electrical devices that we will provide for this project.
- Overtime labor hours.
- Outside monitoring company for 24 hour system monitoring of the fire sprinkler system alarm devices.
- Painting of sprinkler pipe:
  - Once installed all pipe will be able to be painted by the owner, although it is not necessary.
  - If the owner decides to paint the pipe the sprinkler heads will need to be protected. No paint other than that from the factory is allowed to be on the sprinkler heads.

**PRICE:**

Our price for the project based on the above proposal is: **Thirty-Six Thousand Four Hundred Dollars. (\$36,400.00)**

Thank you for giving Pace Corporation the opportunity to provide you with this proposal! If you have any questions pertaining to our proposal please do not hesitate to contact me, I will be more than happy to answer any questions that you may have.

Sincerely,

*Adam Bjorkman*

Adam Bjorkman  
Executive Vice President

Acceptance of this proposal.

Proposal Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_  
(signature)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_



# Fireline

5036 Clairemont Drive  
Appleton, WI 54913

SPRINKLER LLC

Office: 920-757-9590

September 23, 2025

**RE: Stateview Commons Retrofit – Appleton, WI  
Fire Sprinkler Proposal**

Fireline Sprinkler, LLC is pleased to provide our lump sum quotation of **\$76,450** for the fire sprinkler work on the above-referenced project. This proposal encompasses all design, material, equipment, and labor necessary for a complete fire protection system installation per minimum requirements of NFPA-13, the city of Sister Bay, WI, or local AHJ. This proposal has been generated by an onsite survey and conversations. No drawings available at this time.

<b>Occupancy:</b>	Light & Ordinary Hazard
<b>Designed Per:</b>	Design-build systems per NFPA 13
<b>System Type:</b>	Wet System
<b>System Design:</b>	Per NFPA 13
<b>Pipe Materials:</b>	See Scope for More Detail
<b>Sprinklers:</b>	See Scope for More Detail
<b>Supply:</b>	6" incoming installed by site contractor within mechanical room
<b>Plan Review:</b>	State/Local Authority Having Jurisdiction

**Narrative: Provide a wet system to protect a 8,000 +/- sqft mason and steel framed office & residential building. A wet sprinkler system with unpainted black steel will be provided on the lower level, first floor, & second floor protecting temp rental rooms, offices, hallways, and basement. Piping will be exposed and mounted to roof trusses within the building and concealed above ceiling finishes. Brass upright and side wall sprinkler heads for exposed construction will be installed. A double check backflow preventor, fire department connection, and alarm hardware have been included with installation and testing.**

**Pricing Alternates:**

**ALT1 – ADD \$7,500**

- Engineering and full survey of entire complex if no CAD files become available

**ALT2 – ADD \$8,250**

- Deco Sheild to be furnished and installed in temporary rental rooms on 2<sup>nd</sup> floor only
- Conceals piping & adds protection

**PROJECT SPECIFIC CONDITIONS/CLARIFICATIONS/EXCLUSIONS:**

**Scope of Work Included:**

- All equipment shall be UL listed or FM Approved for use in fire protection systems.
- The proposal is based on the provided narrative.
- Proposal assumes making connection to a 6" water supply in the sprinkler room, 1' above finished floor, provided by others. Our proposal excludes any and all underground work.
- Standard mount fire department connection.
- Backflow preventor per code.

- All sprinkler piping will be industry standard black steel with grooved ends for all mains, lines, and standpipe or listed industry standard screwed piping for all miscellaneous and 1".
- All fittings for the fire protection system will be industry standard steel fittings (carbon steel threaded and cast grooved fittings).
- Sprinkler heads include pendant and brass uprights in exposed construction.
- Wet system will be provided with a control valve, check valve, flow switch, and test and drain connection as required per NFPA-13.
- Dry system will be provided with a control valve, pressure switch, air maintenance device, air compressor, and test and drain connection as required per NFPA-13.
- Fire protection piping hangers are assumed to be industry standard.
- Fire protection sleeves will be provided on all walls/floors as required.
- Centerline and/or quarter point placement of pendent sprinkler heads within acoustical suspended ceilings **(1" Tolerance)**.
- Air vents as required.
- Sprinkler heads will be spaced symmetrically and generally align with ceiling elements per NFPA 13, Local Fire Department Requirements, and individual manufactures sprinkler head data sheets. Additional sprinklers for aesthetic considerations are not included.
- Hydrostatic testing. One passing test is included per system and per phase.
- Shop drawings and hydraulic calculations.
- Firestopping as required.
- All work is to be performed during standard working hours (M-F 40 hours/week). Includes taxes.
- We will maintain, clean-up, and dispose of any of our own debris from the project site in provided dumpsters. No labor is provided for a site clean-up crew.
- Permit fees, **(\$1,250.00 Allowance)** and our One (1) Year Standard Warranty on workmanship.
- Valve tags and pipe labeling as required per NFPA-13.

#### **Exclusions:**

- Fire pump.
- FM Global design criteria.
- Temporary fire suppression.
- 3D design with BIM modeling and clash detection.
- Fire extinguishers are not being provided as part of the base proposal. These can be provided as well as any fire extinguisher cabinets/signage as necessary if proper counts are given as well as size and types of extinguishers required for this project.
- No fire suppression systems (IT rooms) are being provided for as part of this proposal for any potential equipment in the retail areas.
- No seismic bracing or vibration isolation for hangers is being provided as part of this proposal.
- No bonds have been included in proposal.
- All underground work for the fire service, fire department connections. (I.e. Excavating, flushing, testing, trenching, pipe, fittings, backfill, etc.)
- Painting of pipe, covering and/or removal of protective material for sprinkler head paint preparation, pipe identification, and valve tags (signage per NFPA 13 only).
- Testing and flushing of underground water service is by PC (PC to provide test and flush certificate to SG before connecting to water service).
- Third party plan review fees, PE Stamp, payment & performance bond, overtime, 2<sup>nd</sup> shift, M/WBE participation, local residency participation, section 3 hiring, asbestos removal and/or protocol.

- Backflow preventer by-pass meter calibration and certification to be performed by PC.
- Electrical work associated with wiring for fire alarm devices (i.e. flow switch, tamper switch, N2 generator, etc.) and Fire Alarm panels/devices are to be supplied and installed by EC.
- Concrete pads for pumps, and clevis hangers, (Hanging methods shall be per NFPA 13).
- Additional layer of protective material (i.e. paint caps) for other trades (Protective plastic clips and/or caps for sprinkler heads are standard from the manufacturer).
- Kitchen Hood Fire Suppression system(s) (i.e. Ansul R-102, Ansul Piranha / CORE (or sprinkler interface), or equal system(s), etc.).
- Special fire protection systems (i.e. Pre-Action, Deluge, Clean Agent, etc.) other than described herein.
- Special sprinkler heads protecting windows and/or glazing to obtain rating for walls (i.e. Tyco Model WS Window type sprinklers).
- Protection of general use closets and bathrooms per NFPA-13 exceptions.
- Fire extinguishers and cabinets.
- Trimble or pre-pour hanger inserts for post-tensioned decks. Hangers to be drilled post-pour utilizing listed inserts for post-tensioned construction.

#### **Clarifications and Qualifications:**

- All hoisting equipment provided by General Contractor (Cranes, Man/Material Lifts).
- Permanent water and heat must be in place allowing the hydrostatic testing of the sprinkler system prior to wallboard installation.
- Temporary use of any sprinkler system for partial occupancy before job completion is not included.
- The system may not be concealed until hydrostatically tested and visually inspected by GC and/or AHJ.
- At time of hydrostatic testing, the GC will need to maintain the inside building temperature (Heat) above 40 degrees to prevent freezing of sprinkler piping and components.
- **One (1) hydrostatic test per system is provided at time of complete rough-in.**
- Electronic CAD files/BIM Model are to be issued at "No Charge" for use of our backgrounds and shop drawings.
- We anticipate 4 phases / mobilizations for this project and expect a continuous work schedule through the duration of the project.
- On-site technical training Owner training will be provided on the maintenance and operation of the system and devices at the completion of the project (Professional Video production is excluded).
- **Project Schedules and Mobilizations.** Our base pricing is based on provided contract schedules. Any subsequent changes to the project schedule that impact our anticipated mobilization, whether accelerations or delays caused by others including but not limited to General Contractor, Owner or other subcontractors, will be submitted as a change order requesting a time extension and/or compensation for potential cost impacts.
- **CAD Drawings.** Our pricing is based on receiving a full set of CAD drawings or BIM coordination models if applicable for the project at no cost. If files are not provided, additional costs shall apply and be submitted as a change order to the contract.
- **Materials.** In the event of a significant delay or price increase of materials or equipment occurring during the performance of the contract through no fault of Fireline Sprinkler, the

contract sum, time of completion or contract requirements shall be equitably adjusted by change order in accordance with the procedures of the contract documents. A change in price of an item of material or equipment will be considered significant when the price of an item increases 10% percent between the date of this contract and the date of installation per the project schedule.

- **Asbestos.** Fireline's scope of work shall not include the identification, detection, abatement, encapsulation or removal of asbestos, or products or materials containing asbestos or other hazardous substances. In the event that Fireline encounters any such product or materials in the course of performing its work, Fireline shall have the right to discontinue its work and remove its employees from the project until such products or materials, and any hazards connected therewith, are abated, encapsulated or removed or it is determined that no hazard exists (as the case may require), and Fireline shall receive an extension of time to complete its work hereunder and compensation for delays encountered as a result of such situation and correction of same. All costs involved with testing, abatement, encapsulation or removal of asbestos or products or materials containing asbestos or other hazardous materials will be the sole responsibility of the OWNER/CONTRACTOR.

Sincerely,

*Erich Trepanier*

Sales Executive

[Erich.Trepanier@firelinesprinkler.com](mailto:Erich.Trepanier@firelinesprinkler.com)

(920)573-1243

## *Budgetary Estimate*

*Budgetary Estimate Submitted To:*

*Date of Quotation:*

*Stateview Commons*

*09.30.25*

*Attn: Shane*

*Job Location: Appleton, WI*

### **We hereby submit specifications for: Stateview Commons**

#### **Fire Alarm-Full Building Design, Fire Alarm Drawing and submittal, & Fire Alarm Upgrade**

- **Provide and Install the following equipment for full fire alarm upgrade**
  - (1) Edwards/Kidde VS Fire Alarm control panel with panel DACT for digital communication with Central Station
  - (1) Honeywell IP/Cellular Fire Alarm Communicator for Fire Alarm monitoring
  - (1) Edwards Kidde Ethernet programming card for panel programming
  - (2) Edwards BPS power supplies for notification circuits
  - (1) FACP Paperwork enclosure per NFPA
  - (1) Remote Annunciator w/ locking enclosure for Fire Entrance Annunciation and fire information at fire entry
  - (5) Kidde/Edwards Addressable pull stations
  - (25) Kidde Addressable smoke detectors w/ base
  - (15) Kidde Addressable Monitor modules for supervision of panels and circuits and sprinkler riser
  - (3) Addressable heat detectors for boiler/maintenance rooms throughout the building
  - (3) Kidde Addressable output module for BPS initiation
  - (4) Kidde Ceiling mount, multi candela, strobe appliance (bathrooms, meeting areas, maintenance closets).
  - (20) Kidde Ceiling mount, multi candela, Horn / strobe appliance
  - (10) Kidde Ceiling mount, low-frequency horn appliance for living areas and bedrooms in the apartments
  - (1) Sprinkler riser wiring for tamper and flow valves at the sprinkler riser
- Provide and install all fire alarm raceways through floors and resident rooms, wiring, enclosures, terminations, and devices.
- Provide panel programming and assist in final testing and commission of system.
- Label all wiring and circuits to match engineered design plan
- Test system and provide NFPA required documentation, along with annual inspection report to complete.
- Included is Fire Alarm System Annual Inspection and Testing: New Test date will be completion of Inspection and testing to complete this project.
- Provide final documentation including electronic copies, paper documentation, and file reports with the City of Appleton

#### **Notes (Customer signature acknowledges and accepts all Notes listed below):**

- ❖ 1 year warranty on all equipment from the date of installation unless otherwise noted by manufacturer. Warranties cover parts only.
- ❖ **A 5 year parts warranty is available** with a signed inspection and testing agreement with Atlas Fire & Security. (Speak with you Atlas Sales Representative for more information)
- ❖ **Initiation and notification devices** are estimated within this quotation. Any modification by AHJ, Fire Alarm engineer/desginer or Customer, other than listed components within this quote, will result in a new quotation, or added expenses passed to the customer, provided by Atlas Fire & Security or installed on a T&M basis signed off by customer before installation.
- ❖ Estimate based on no available drawings and device counts. Atlas Fire and Security reserves the right to modify the quotation based on device counts, Fire alarm designer, final discussions with customer, and modifications by FA engineer or the Authority Having Jurisdiction. (AHJ)
- ❖ Estimate for Duct smoke detectors for AHU shutdown are estimated. Any additional devices for AHU duct detectors and shutdown will be an addition to this quotation (if required.)
- ❖ Estimate does not include Door Hold-Open magnets or associated smoke detectors for fire wall separations. Any door magnet holders and smoke detectors for fire separation will be an addition to this quotation.
- ❖ Estimate does not include addressable monitoring modules or control modules for Fire Door operation or monitoring. Any required monitoring modules or control relays related to Fire Doors will be an addition to this quotation.
- ❖ Estimate is based on a single building classification status, and a standard 1 or 2 hour fire rating on all walls. Any Fire separation or facility classification changes would result in a revision to this quotation or added to the total estimated here to accommodate classification changes.
- ❖ Customer to provide (1) non-password protected internet port at router/modem or IT switch for Fire Alarm communication.
- ❖ A 5 year parts warranty is available with a signed inspection and testing agreement with Atlas Fire & Security. (Speak with your Atlas Sales Representative for more information)
- ❖ Estimate is based on Surface wiremold raceway to be installed in rooms
- ❖ Any deviation in ceiling layout upon apartment inspection will be an addition to this quotation.
- ❖ Any modification by AHJ, Fire Alarm engineer or Customer, other than listed components within this estimate, will result in a new estimate provided by Atlas Fire & Security or installed on a T&M basis signed off by customer before installation.

- ❖ *Any product warranty covers the manufacturer's warranty period for product only. Atlas Fire & Security will warranty labor charges for 3 weeks from the date of shipment /installation if Atlas installs the product. Labor charges for any warranty change beyond the 3 week labor warranty period are not covered within this quotation and will be invoiced at Atlas Fire & Security T&M labor rates. (if required) This can include, but is not limited to: Shipping costs, warranty paperwork, product delivery etc. Customer signature agrees to any such warranty labor charges beyond 3 week labor warranty period (if required)*
- **Customer signature agrees to pay all labor charges leading up to any necessary change order. All labor for any change after initial site visit will be included in the new change order quotation.**
- **Customer signature represents agreement to all invoice terms and lien rights listed here.**

**Estimated materials and labor to complete: \$ 47,250.00**

**\*\*Engineering, Submittals, and As-Built Drawings, Riser, Training \$ 8,500.00**

**\*\*Additional Building Plan Engineering is added for NO BUILDING DRAWINGS being available. Design charges may be reduced if full building drawings are provided by customer.**

**1st year annual monitoring through Atlas Fire & Security: \$ 506.00**

**\*\*1<sup>st</sup> year monitoring subscription is due at project completion**

**\*\*Monitoring will reoccur annually**

**Project Total: \$ 56,256.00**

**25% due to secure technician arrival – Remaining 75% to be invoiced at project completion.**

**\*\*Applicable sales tax may apply**

**\*\* Shipping costs not included**

**\*\*120v wiring not included**

**\*\*50% downpayment required to secure technician arrival. Remaining 50% due upon project completion**

**\*\* Freight charges not included**

**\*\*Any 120volt work not included**

**WE PROPOSE, hereby to furnish the above material and labor - complete in accordance with above specifications.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra work will be executed will become an extra charge over and above the estimate and change order. It is hereby mutually agreed that the contractor shall not be held responsible or liable for any loss, damage or delay caused by fire, strikes, civil or military authority, or by insurrection, or by any other issues beyond his control. Owner is to carry fire, tornado, and other necessary insurance. **AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW**, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNERS LAND MAY HAVE LIEN RIGHTS ON OWNERS LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, FOR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE

MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNERS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID. **Authorized**

**Signature By: Jake Schneider For Atlas Fire and Security Terms: Periodic billings as job progresses. Net 30 days from invoice date.**

**Note: This quotation may be withdrawn by us if not accepted within 30 days.**

**ACCEPTANCE OF QUOTATION** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



Sewer and Water Contractor for Over 57 Years

**RE: Stateview Commons  
532 W. College Ave Appleton**

***Budget***  
**10/3/2025**

**Install Sewer & Water Lateral:**

- Contact Diggers Hotline
- Permits
- 2 – 8” Mainline Isolation Valve Complete
- 1 – 8x4 MJ Tee
- 1 – 4” MJ Valve Complete
- 20’ – 4” C900
- 1 – 4”x10’ Ductile Iron Flange Pipe
- 1 – Wall Restraint w/ Link Seal
- ¾” – Screen Stone for Bedding
- Slurry Backfill in Road/Sidewalk
- Concrete Street Restoration
- Excess spoils hauled off site

**Not Included:**

- Private Utility Locates
- Dewatering greater than a 2” Pump

**Total Quote:**

**\$39,745.00**

De Keyser Construction will not be responsible for any damage or Repair to private utilities such as invisible pet fence, private storm sewer or anything buried on the property that are not or miss marked out by the Owner or General Contractor. Diggers Hotline does not mark private utilities.

We propose to furnish material and labor – complete in accordance with above specifications from the blueprint that is provided at time of bid, for the above sum. ANY alteration or deviation from the above specs that were based on the original blueprint at time of bid, involving extra costs will be executed and will become an extra charge over and above the estimate. Payment is due in full upon receipt of Invoice. Any unpaid balance will be subject to a service fee of 1 ½ % per month, 18% compounded annually.

**Acceptance of Proposal:** The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If payment is not made, a lien will be filed, and all attorney and court costs will be paid by the owner/customer.

Respectfully Submitted,

Bryce Rouce  
De Keyser Construction Company, Inc.

STATEVIEW

WE MUSIC

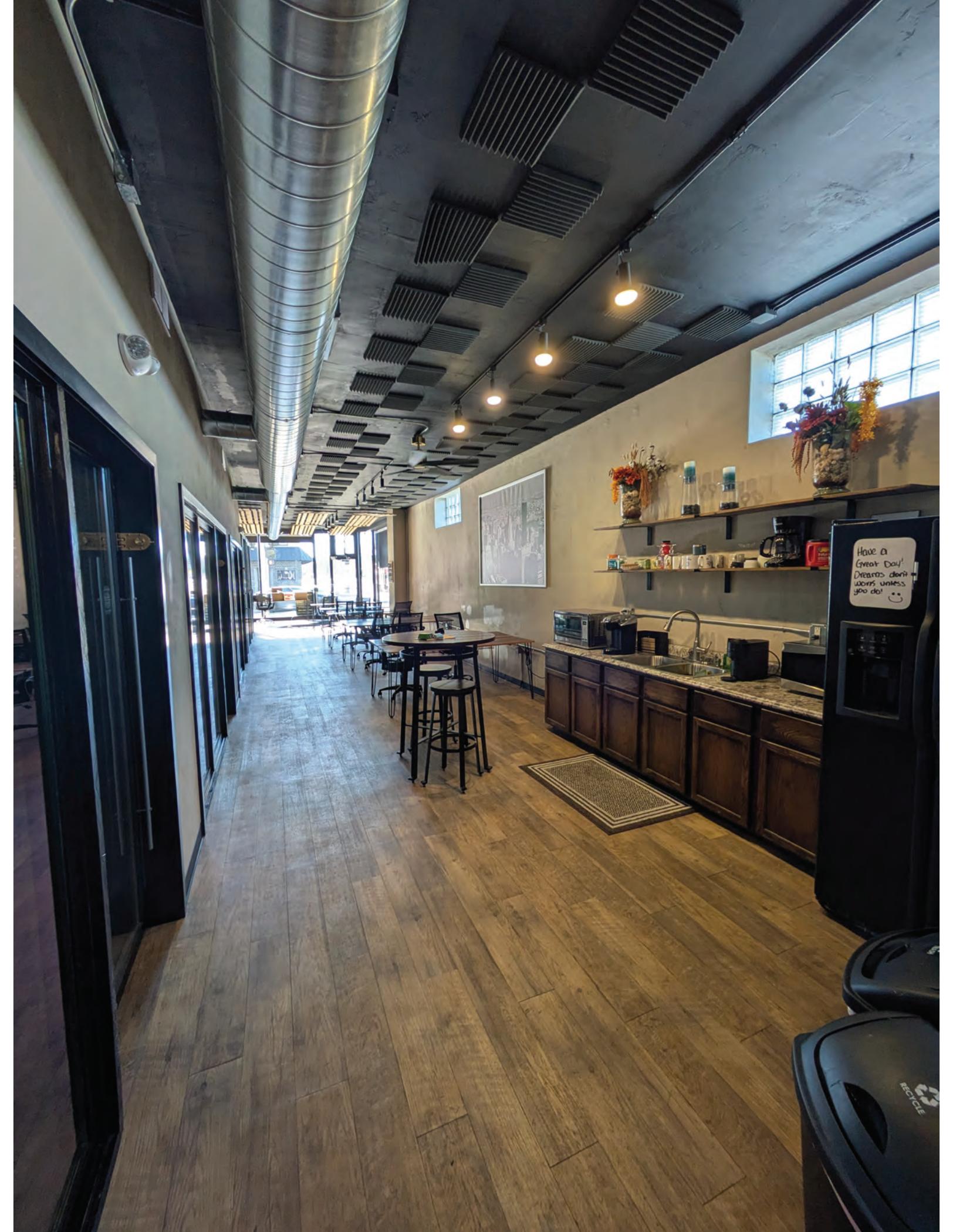
STATEVIEW  
532  
W College Ave  
stateviewcommons.com





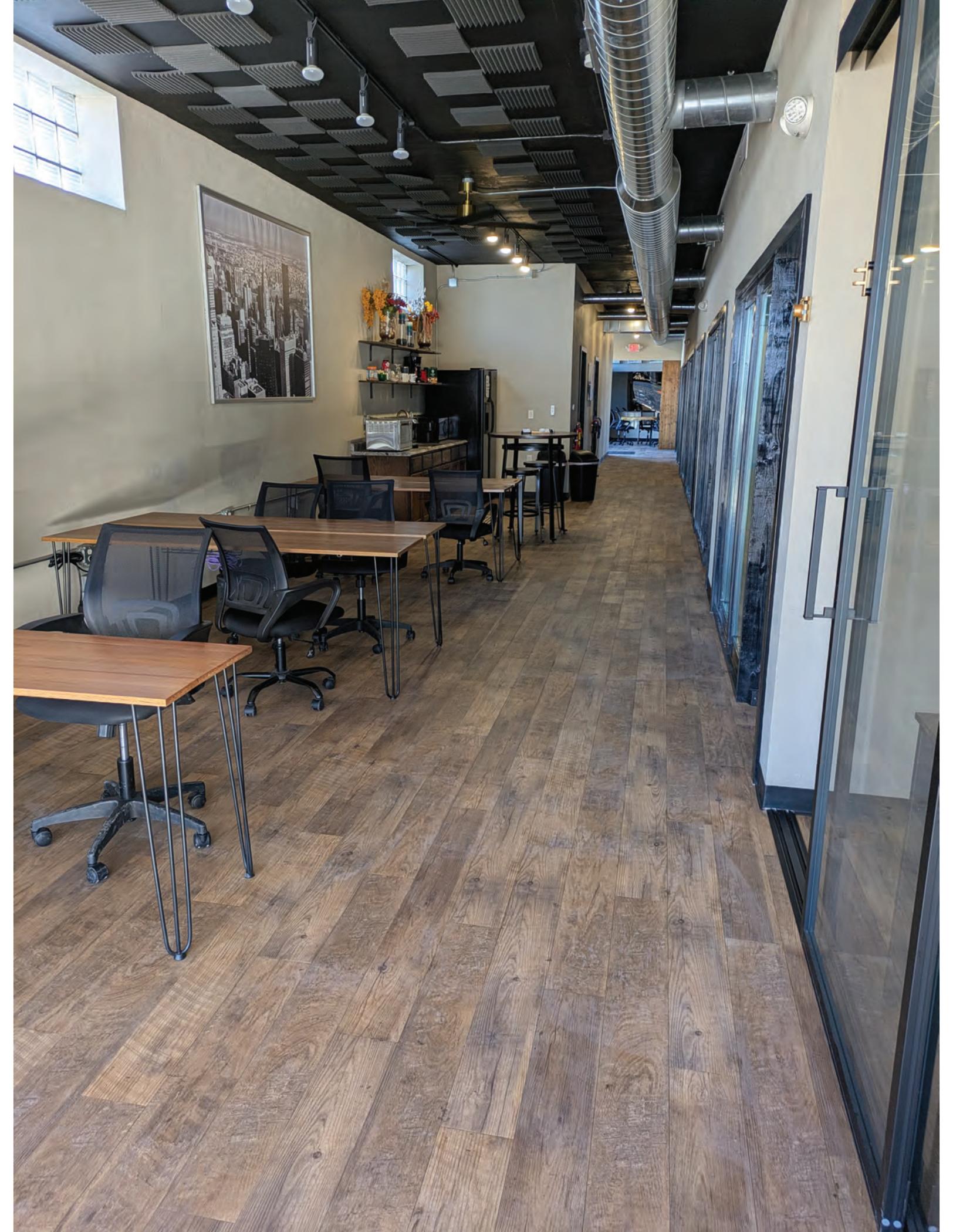






Have a  
Great Day!  
Dreams don't  
work unless  
you do!  
😊

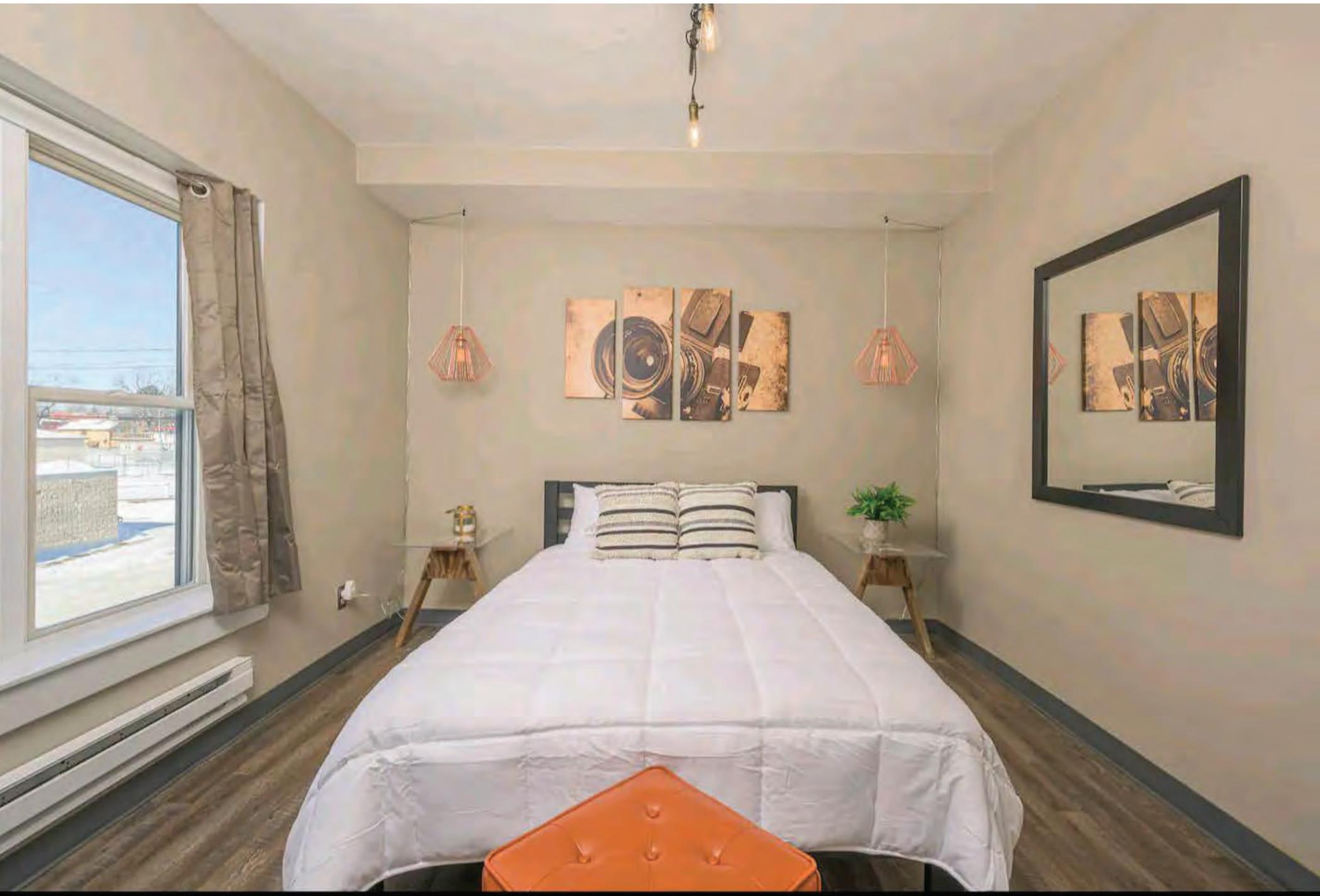
RECYCLE















E  
A  
T



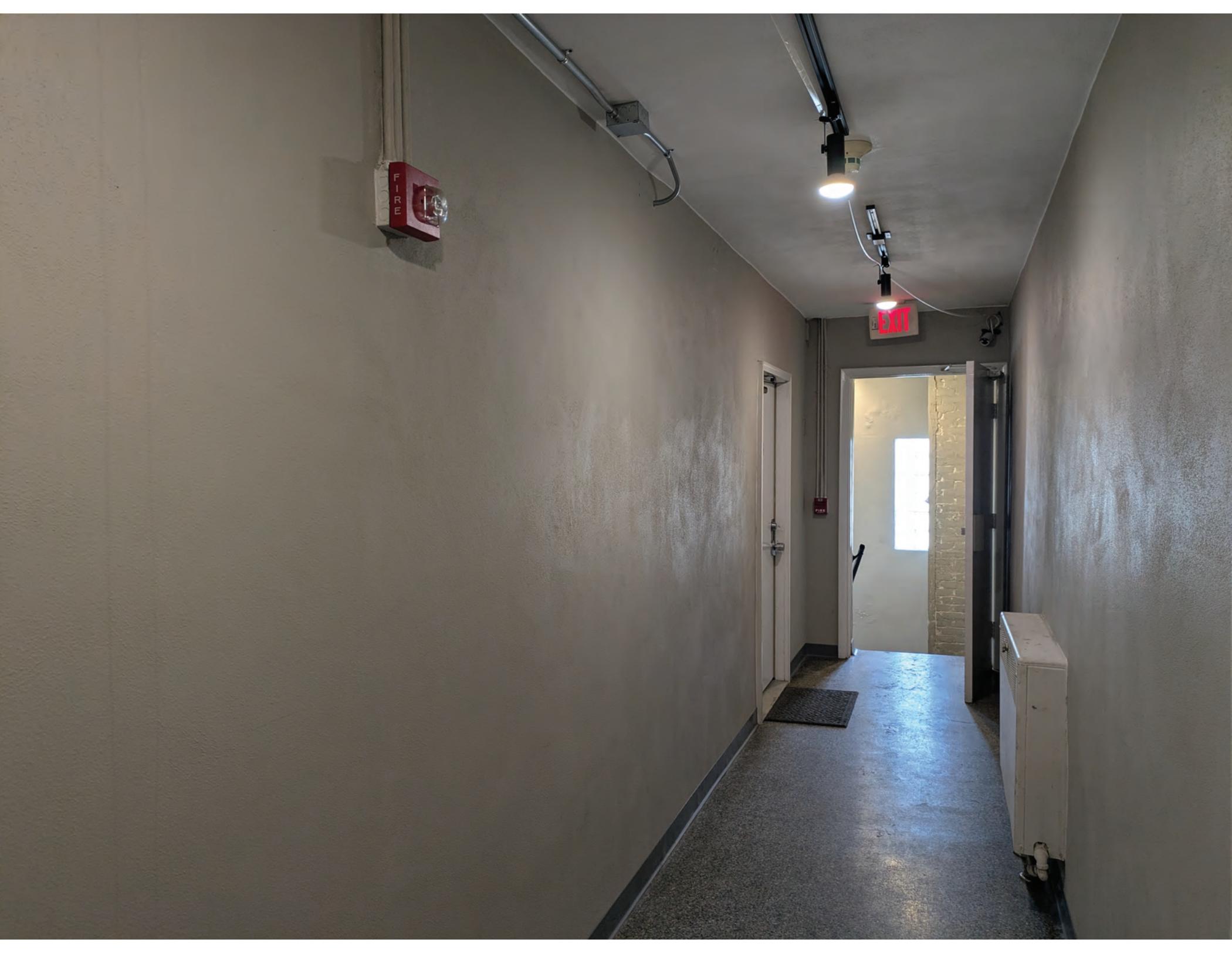






202





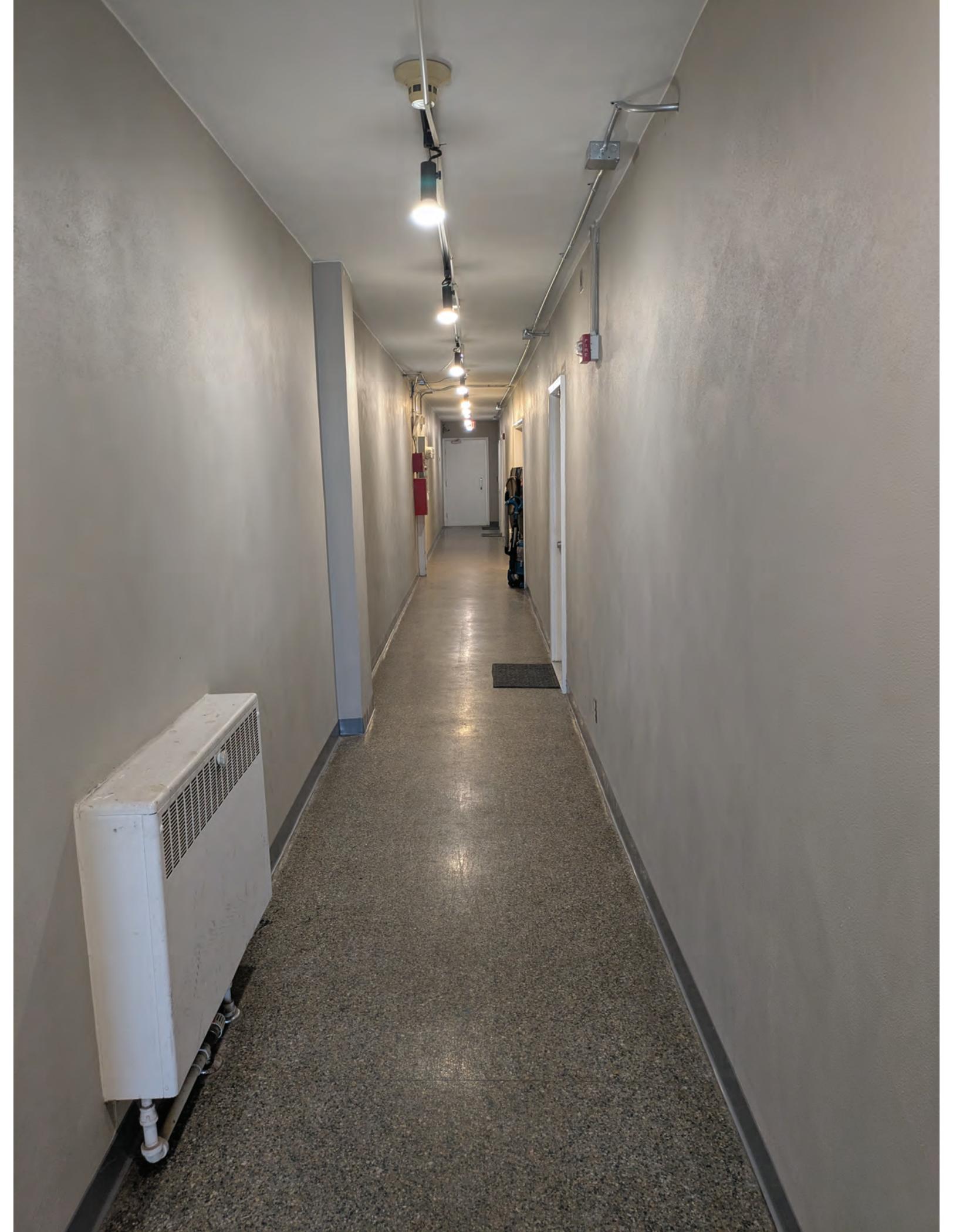
FIRE

EXIT

204

FIRE  
ALARM

NO SMOKING  
NO OPEN FLAMES







201

FIRE  
ALARM



