An architectural rendering of two houses in a suburban setting. On the left is a two-story yellow house with a green roof and a white porch. On the right is a two-story red house with a green roof and a white porch. The houses are set on a green lawn with some trees and a street lamp. The sky is a mix of blue and grey, suggesting a cloudy day.

SINGLE-FAMILY DEVELOPMENT IN ELM GROVE

PREPARED FOR THE VILLAGE OF
ELM GROVE BOARD MEMEBERS

PROPOSED BY
**MILLER MARRIOTT
CONSTRUCTION CO. LLC**

249 PAWLING AVE STE 201
HARTLAND, WI 53029

www.millermarriott.com

262.369.0531

DEVELOPER BACKGROUND

ABOUT MILLER MARRIOTT

Miller Marriott Construction Company is an established custom home builder and land developer located in Hartland, Wisconsin with over 18 years of design/build experience.

We specialize in creating timeless, authentic single-family homes in Southeastern Wisconsin.

As a full-service provider, Miller Marriott lends experience in finding land, full-home remodeling, and designing & building new homes. We believe everything we do is to enhance the experience for our client, including: interior design, land entitlement, 3D modeling and construction. Additionally, we are able to provide real estate services for marketing, buying and selling properties.

Our core values include vetted & experienced subcontractors, the use of high-quality materials, and reputable vendors. All these values work together in an effort to produce classically beautiful architecture that makes Elm Grove an ideal spot for Miller Marriott homes.

For more information, please visit www.millermarriott.com.



MEET OUR TEAM



CHRIS MILLER OWNER & LICENSED CONTRACTOR

Business owner & general contractor responsible for all aspects of Miller Marriott.

EXPERIENCE & RELEVANT PROJECTS:

25 years of construction, manufacturing and business ownership experience

18 years of Industry experience as a General Contractor

Contracted and built over 100 custom homes (3 recently in Elm Grove)

Developed 3 subdivisions and 1 multi-family complex

EDUCATION/TRAINING:

UW Madison - BS Industrial Engineering

WI Licensed General Contractor

Member in good standing of MBA, WBA and NAHB

DEVELOPER'S COMMUNITY CONNECTIONS TO ELM GROVE:

Chris grew up in the Elm Grove/Brookfield area and attended local schools. He has recent experience permitting & constructing projects in Elm Grove (Fairhaven Blvd, Watertown Plank Rd & Creekwood Ct).



JAMES MARRIOTT, SENIOR ARCHITECT

Responsible for leading residential design.

EXPERIENCE & RELEVANT PROJECTS:

- 35 years of Residential & light Commercial Design
- Experience with multiple subdivision layouts, suburban office complexes, condominium developments, adaptive reuse projects

EDUCATION/TRAINING:

UW-Milwaukee - BS Architectural Sciences

Registered architect with the State of Wisconsin # 7007-5 | 1991

Member, American Institute of Architects

Member, MBA & WBA

249 PAWLING AVE STE 201 HARTLAND, WI 53029

CMILLER@MILLERMARRIOTT.COM

262-337-4130

ALL COORESPONDENCE TO BE ADDRESSED TO CHRIS MILLER



ORAN LINDSEY, JUNIOR ARCHITECT

Focuses on the creation of floor plans and 3D models.

EXPERIENCE & RELEVANT PROJECTS:

- 9 years of experience in creating/designing 3D computer generated models of projects
- Created full construction documents for over 40 homes

EDUCATION/TRAINING:

Arizona State University - Master of Architecture

UW-Milwaukee - BS Architecture



CONSTRUCTION MANAGEMENT



DAVE DRAEGER, CONSTRUCTION MANAGER & SUPERINTENDENT

Leads the construction of Miller Marriott custom homes ensuring a safe, quality & compliant build with sub-contractors, suppliers and the surrounding community.

EXPERIENCE & RELEVANT PROJECTS:

- 23 years of Industry experience
- Managed the construction of over 100 custom homes (3 in Elm Grove)

EDUCATION/TRAINING:

UW Stout - BS Construction Management &
Minor in Business Construction Safety



JENA FRETT, CONSTRUCTION MANAGEMENT INTERN

Assists the construction superintendent in all aspects of construction management & project permitting.

EXPERIENCE & RELEVANT PROJECTS:

- Marketing Miller Marriot homes, including 3D video tours using Matterport technology
- MBA Builder standards/warranty process

EDUCATION/TRAINING:

UW-Milwaukee - BBA Marketing, Spring 2021
Began working for Miller Marriott in May 2020



DEAN MEYE, FINISHED CARPENTER

Responsible for all details of Miller Marriott's finished carpentry (cased doors & windows, custom wainscoting, stairs, custom paneling).

EXPERIENCE & RELEVANT PROJECTS:

- 29 years experience as a finished carpenter
- 5 years with Miller Marriott

SALES & MARKETING



KIRSTEN MILLER, MARKETING, SALES & DESIGN

Leads marketing & sales - including client relations, market analytics, real estate transactions, and project management.

EXPERIENCE/RELEVANT PROJECTS:

- 26 years of manufacturing, quality control, project leadership experience
- Marketing & sales of new developments (vacant land, spec and model homes)
- Experience with MBA building and quality standards, Comparative Market Analysis, Real Estate Listings/transactions/marketing

EDUCATION/TRAINING:

Western Michigan University - BBA Marketing
Licensed Wisconsin Real Estate Agent



MEGAN JONES, MARKETING

Assists in all aspects of marketing & client relations.

EXPERIENCE/RELEVANT PROJECTS:

- 5 years serving customers through end-to-end solutions
- 3 years of sales & marketing experience

EDUCATION/TRAINING:

UW-Madison - BBA Management, Minor in Human Resources





DESIGNERS



LISA PELLEGRINI, POINT OF CONTACT MANAGER & MARKETING

Guides Miller Marriott clients through the design process, leads vendor relations/selection, and manages graphic design & branding efforts.

EXPERIENCE & RELEVANT PROJECTS:

- Lead design support for Sanctuary of Delafield and Sanctuary of Hartland
- Lead Point of Contact on 35 custom home projects to date
- Coordinates Miller Marriott social media campaigns, company website & all print materials
- Design vendor relationship management (lighting, countertops, staging, etc.)
 - Established a relationship with [g.home](#) in Elm Grove whom Miller Marriott often partners with for staging our model homes

EDUCATION:

UW-Whitewater, BA in Graphic Design/Advertising



SARA HALL, INTERIOR DESIGNER

Assists clients with the coordination of interior and exterior finishes during the design process.

EXPERIENCE & RELEVANT PROJECTS:

- 10 years of residential design experience (cabinetry, millwork, tile, lighting exterior finishes)
- 4 years of freelance interior design
- 3 years at Miller Marriott, coordinating interior design on 17 projects (2 in Elm Grove) and 2 model homes.

EDUCATION/TRAINING:

UW - Eau Claire - Business Marketing

Southern Cross University (Lismore, NSW, Australia) - Interior Decorating Certificate, PCDI



KATIE MCBAIN, POINT OF CONTACT

Leads clients through all stages of their home design build process; from setting expectations, design, selections, to home delivery.

EXPERIENCE & RELEVANT PROJECTS:

- 4 years of complete home renovations, project & business management/ownership
- Current home renovation commencing in Elm Grove
- CAD designer, collaborative design, tile setting, interior demolition, and painting
- Interior design social media influencer

OFFICE MANAGER



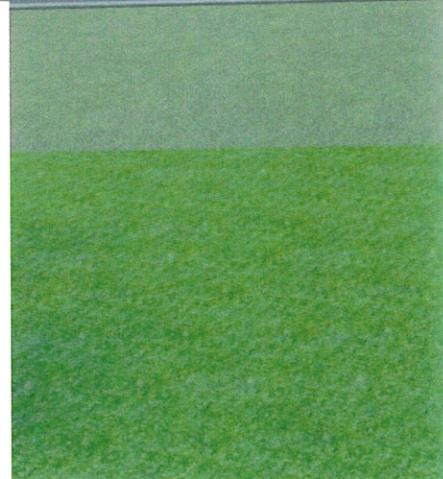
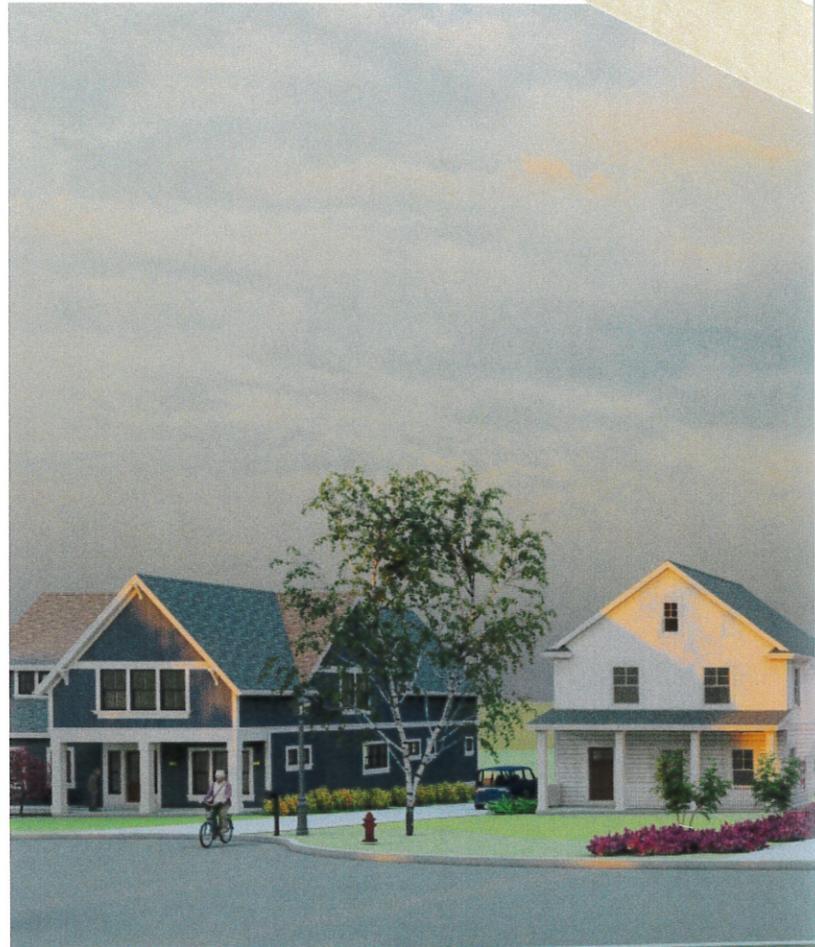
JULIE RADTKE, HEAD OF BOOKKEEPING

Manages financial bookkeeping, permitting and contracts.

EXPERIENCE/RELEVANT PROJECTS:

- Business Owner - Bookkeeping Management Business for 12 years
- Executive Administrative Positions for 15 years

PROJECT OVERVIEW



DEVELOPMENT CONCEPTS

EASTERN CAMPUS: SINGLE-FAMILY DEVELOPMENT

PHYSICAL PLAN & ARCHITECTURAL CHARACTER

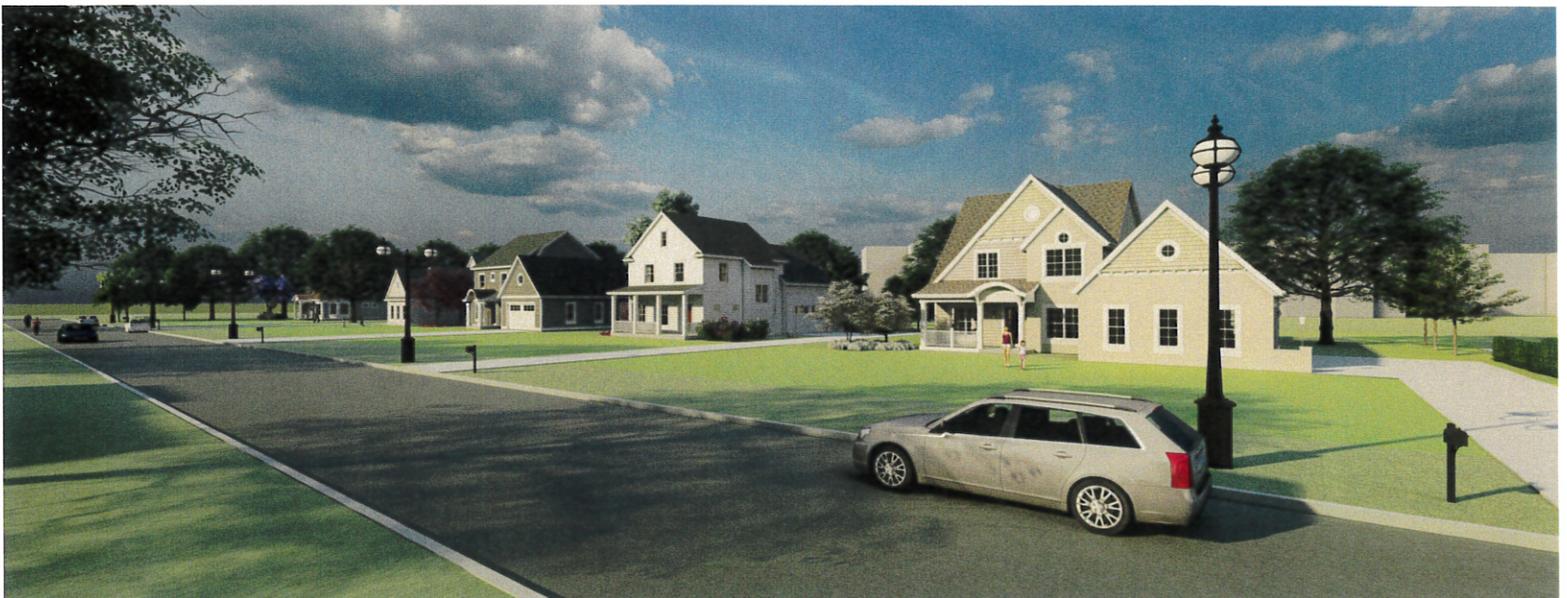
Each unique single-family home will incorporate traditional American design. These custom homes will incorporate side or rear garages and front porches to enhance the street scape.

NUMBER & RANGE OF SIZES FOR THE SINGLE-FAMILY HOMES

11 homes from 2,800 – 4,000sf above grade

ANTICIPATED SELLING PRICE RANGE TO END OWNERS (HOME + LOT)

\$900K - \$1.3M





STEPHEN F

RED BARN LN.

PROPOSED ZONING REQUIREMENTS - Red Barn Lane & Stephen Place

Proposed Zoning:	Rs 3 PDO	(* Indicates PDO element)	Rs 3 Comparison
- Lot Area	14,000 sf*		20,000 sf
- Lot Width	90'		90'
- Building Area:	One-story Living Area =		1,400 sf
	One-and-one-half-story Living Area =		1,225 sf
	Two-story Living Area =		1,695 sf
- Setbacks:			
- Street Yard	Red Barn Lane = 50'		50'
	Stephen Pl & Watertown Plank Rd = 30'		
- Side Yard	10'		20'
- Rear Yard	25'		25'
- Maximum building footprint area:	No greater than 30% of lot area*		25%
- Maximum impervious surface:			30%

CONCEPT PLAN

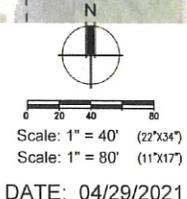
Red Barn Ln & Stephen Pl

Village of Elm Grove, Wisconsin

PROPOSED HOMES BY:

miller marriott
CONSTRUCTION CO LLC

249 PAWLING AVE. HARTLAND, WI 53029
262.369.0531 www.millermarriott.com



DATE: 04/29/2021

H:\CADD\0313\SCH03_01\0313_SCH03_01.dwg - 13 - K. BISHOP/CTD - SITE PLAN - STANDARD/LARGE PLOT - LISTS/C SITE BASE - 4/28/21 TRG 2021-04-29 DMC

SOUTHERN CAMPUS: SINGLE-FAMILY DEVELOPMENT

PHYSICAL PLAN & ARCHITECTURAL CHARACTER

Each unique single-family home will incorporate traditional American design. These custom homes will incorporate side or rear garages and front porches to enhance the street scape.

NUMBER & RANGE OF SIZES FOR THE SINGLE-FAMILY HOMES
11 homes from 1,600 - 2,800sf above grade

ANTICIPATED SELLING PRICE RANGE TO END OWNERS (HOME + LOT)
\$850K - \$950K





PROPOSED ZONING REQUIREMENTS

Proposed Zoning:	Rs-4 PDO	(*Indicates PDO element)	Rs-4 Comparison
- Lot Area:	11,000 sf*		15,000 sf
- Lot Width:	75' at the front building line*		50'
- Building Area:	One-story Living Area =		1,100 sf
	One-and-one-half-story Living Area =		975 sf
	Two-story Living Area =		1,325 sf
- Setbacks:			1,500 sf
- Street Yard =	25' to front of structure*		50'
	Corner Lot Side street setback = 15"		
- Side Yard =	8'		20'
- Rear Yard =	25'		25'
- Maximum building footprint area:	No greater than 30% of lot area*		25%
- Maximum impervious surface:			40%

CONCEPT PLAN

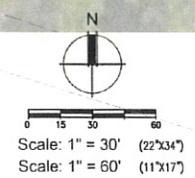
Sisters Pocket Neighborhood

Village of Elm Grove, Wisconsin

PROPOSED HOMES BY:

miller marriott
CONSTRUCTION CO LLC

249 PAWLING AVE. HARTLAND, WI 53029
262.369.0531 www.millermarriott.com



DATE: 04/29/2021

H:\WORK\033\033010\033010_04_21_21.dwg - SITE PLAN - STANDARD BASE - LAYOUT - THE GROOVE - 04-29-21.dwg
 H:\WORK\033\033010\033010_04_21_21.dwg - SITE PLAN - STANDARD BASE - LAYOUT - THE GROOVE - 04-29-21.dwg

DEVELOPMENT EXPERIENCE

SANCTUARY OF HARTLAND A MILLER MARRIOTT NEIGHBORHOOD DEVELOPMENT

THE SANCTUARY OF HARTLAND CONTAINS 34 SINGLE-FAMILY, CUSTOM HOMES WITH AN AVG LOT SIZE AT 1/3 ACRE. THIS NEIGHBORHOOD IS 27 ACRES LOCATED IN THE VILLAGE OF HARTLAND, WALKABLE TO THE DOWNTOWN AREA.



CLICK BELOW TO
PLAY A DRONE VIDEO



MILLER MARRIOTT PORTFOLIO OF HOMES



THE SEAGROVE



SHINGLE STYLE



THE ROANOKE



BUNGALOW



DUTCH COLONIAL



FARMHOUSE

CONSTRUCTION STANDARDS

2020

PROCESS TOOLS

1 Year MBA Warranty on Your Home
3D Computer Modeling on Every House We Design
Licensed & Degreed Architect(s) on Staff
Certified Interior Decorator on Staff
Real Time Project Management Software Application
Licensed Real Estate Professional Offering a FREE Home Evaluation Report
Real Estate Services Including Buying, Selling or Staging a Home
Miller Marriott Copyrighted Design Guidebook
Job Notes Documenting Decisions Through Planning
Professional Selection Management Assistance

FOUNDATION & FLATWORK

9 FT Poured Concrete Walls with Anchor Bolts & Rebar
Steel I-Beams
Form-A-Drain, Drain Tile System
Tuff N Dry Tar Dampproofing, With Manufacturer Warranty
2" Insulation With Groundbreaker on Exterior of Foundation
Poured Basement Floor with Vapor Barrier per Code 6 MIL Thick Polysheathing

FRAMING, ROOFING & EXT.

2x6 Conventional Framing 16" on Center with 7/16" OSB
Tyvek House Wrap
Panelized Wall Construction & Engineered Roof Trusses
2x4 Interior Framing, 2x6 Pocket Door Framing
Quality #2 Lumber or Better (Spruce, Pine & Fir)
Owen's Corning Duration Roof Shingles
GRACE Ice and Water Shield Per Plan
Pre-Finished Metal Valleys
Pre-Finished 4" Aluminum Gutters
LP Smart Side Primed Siding with LP Smart Side Trim
Two Finish Coats of Paint on Exterior Siding & Trim

WINDOWS AND EXTERIOR DOORS

Sierra Pacific Premium Vinyl Windows, Double Hung, White Interior & Exterior,
Primed Jambes, Grills in the Glass
Standard Tilt-In & Wash
White Hardware
Full Screens with Windows
Exterior Front Door in Fir by Simpson Door
House to Garage Door: Flush Birch 20 Min Fire Rated Door
Service Door: ThermaTru Fiberglass, Per Plan

GARAGE

2x6 Conventional Framing 16" on Center with 7/16" OSB
Poured Concrete Floor with Rebar
All Firewalls are Taped and Finished with 5/8 Drywall
8ft Standard Height Garage Doors
Steel Insulated Garage With Openers, WiFi Compatible

INSULATION

R-21 Fiberglass with 4 mm Vapor Barrier
R-50 Blown Ceiling with 4 Mil Vapor Barrier, Jet Stream Loose
All Windows and Doors Foamed and Caulked
2" of Foundation Insulation
Box Sills and Joist Ends Sprayed with 3" of Closed Cell Foam

PLUMBING

50 Gallon Power Vent Water Heater
2 Frost Proof Hose Bibs
Shut Off Valves Provided at Each Plumbing Fixture Location
PEX Tubing Supply Lines
Gas to Necessary Appliances & Fireplace

Roughed for a Future Water Softener
Basement Roughed for Future Half Bath
Passive Radon System
Semi-Frameless Shower Door in Master Shower
1/3 Horsepower Sump Pump with Crock
1/3 Horsepower Garbage Disposal

ELECTRIC

200 AMP Service
220 AMP Wiring to All Necessary Appliances
GFI Protected Outlets per Code
Smoke and Carbon Mon. Detector Hardwired with Batt. Backup
5" Recess Cans / Standard LED
Professional Help with Fixture Selections
White Toggle Switches

HVAC

Armstrong Furnace - 96% Efficiency, Two Stage, Variable Speed
Armstrong Air Conditioner - 13 Seer, Mounted on Bracket
Humidifier
Programmable Thermostat
Multiple Zones Available
High Efficiency Filter

MILLWORK & INTERIOR DOORS

Custom Cabinetry Throughout Home
Controlled Environment Factory Finish with Professional Installation
Full Extension Dovetail Drawers, Soft-close Drawers & Doors
Standard Trim: Miller Marriott Train Station Casing Design
All Window/Door Casing Options & Baseboards in Poplar Wood
Stile Choice MDF 90% Recycled, Solid Core Int. Doors
Matte Black Hinges on Interior Doors
Professionally Designed Custom Mantel
Painted Millwork and Doors
Staircases to 2nd Floor Include:
6" Box Newell
1.25 inch Beech Square Balusters
Beech Handrail

INTERIOR & EXTERIOR UNIQUE FINISHES

Light Orange Peel Drywall Finish with Square Bead
Solid Surface Countertops in Kitchen, Laundry & Bathrooms
1 Coat of Primer, 2 Finished Rolled Coats of Paint on all Interior Walls
1 Coat of Primer, 2 Finished Sprayed Coats of Paint on all Millwork
Professional Install of Towel Bars, Paper Holders & Vanity Mirrors
Custom Closet Design with Melamine Shelves & Poles, to Suit

TILE, CARPET & FLOORING

Tile Standard in the following areas:
Laundry, Bathroom Floors, Master Shower Surround
Backsplash in Kitchen
All Carpet Comes with an 8 lb. Pad
#2 Common White Oak Wood Floors - 3.25" width

ALLOWANCES

Professionally Guided with Premium Local Vendors:
Carpet | Countertops | Light Fixtures | Tile | Shower Doors