



Maple Ridge Subdivision

By Wildflower Homes

Negaunee, MI

Welcome to your new home by Wildflower!
Where we make building stress free and simple
for you. No construction Loan, on budget, and
on time move in dates!

It's as Easy as 1-2-3

1. Pick your lot
2. Pick your floor plan and options
3. Get a Delivery date, and move in

Let's get started!



Meet your Wildflower Build Team



Project Leads/Owners Mitch & Emily Nordahl

Mitch & Emily have experience in running and managing design build firms and projects. Both originally from Minnesota, we have been drawn to the UP for years. The Up has amazingly snowy winters, and world class mountain biking trails spread between RAMBA and the NTN, connected by the Iron Ore Heritage Trails, and the cross country skiing trails! There's never a shortage of adventure for our family of dogs, Aspen, Java and a cat, Florance!

Mitch has been in the trades since he was 6 years old starting with landscape install work, and Emily grew up the daughter of an electrician. We met in college to become engineers. We have had a landscape company of our own since college in 2015 which has grown to an independent team run operation with up to 20 employees in the summer months that operates out of Neenah, WI. After a few years into our engineering careers Mitch started building subdivisions, and homes in the fox valley of WI where our careers were based. We still have a development team who operates in the fox valley with roughly 80 builds on our schedule in that market for 2025. With affordability at the forefront of our minds, we have completed various projects ranging from ground up subdivision development down to personalized and individualized home landscape design build projects. We are looking to bring that affordability to the area we most enjoy spending our time and to help you build your new home together to make many lasting memories in such a wonderful place.



Builders/Expeditors Wilbur Design + Construct

Wilbur and Amy Jennings and their team have extensive residential construction experience and will oversee the team of over 70 amazing individuals who will be completing the work to build your home. Wilbur, an Ishpeming native met Amy on a college internship in Texas where they hit it off and started their careers of working together on construction projects from Texas all the way to North Dakota and now finally back in UP where they've been for 10+ years!

Wilbur and Amy's team is responsible for maintaining quality control on your new Wildflower home. With an extreme attention to detail, meticulous planning and internal systems in place, they will be updating project schedules on a day to day basis, managing our local construction teams and maintaining and completing punch out lists with Mitch's guidance!

They are extremely excited to be a part of your new home build, and we are equally excited to partner with them on our elite team!



Meet your Wildflower Build Team



Office Administration

Mae Hlub Yang (pronounced May-Lou)

Mae Hlub is an asset to our team and keeps the back end organized. She has experience in construction management from previous roles along with exceptional customer service.

Mae Hlub oversees the standard build project checklists, permitting, and any insurance requirements. She manages the construction loan draw process and paying the subcontractors in a timely manner. Her attention to detail comes in handy when reviewing our project planning and your build specifications. With help from the team she is able to consistently update the build schedule and track open items on our weekly build schedule meetings.

In 2020 she moved to Appleton, WI from her hometown in Dane County. Her appreciation for organization and interest in the trades were the perfect combination for her to pursue an administrative career in the construction industry. Although she enjoys seeing the projects and meeting with the subcontractors, her cats Alfredo and Tortellini love it when she works at home! Her office is the perfect set up for computer work and all day cuddles. Alfredo always makes sure to say hello anytime there are phone calls or zoom meetings.

Sales/Marketing

Dawn Florio

As an Associate Broker at Remax 1st Realty, she brings over a decade of experience and a deep love for helping people find their perfect place to call home. Having grown up in Marquette County, she knows the area inside and out, from its neighborhoods to its unique charm, and she uses this local insight to give our clients a distinct edge. To her, real estate is not just her profession—it's her passion and a way of life.

Her journey in real estate began as an assistant to a seasoned broker, where she gained invaluable mentorship and built a solid foundation in the industry. Over the years, she's worn many hats, each role sharpening her skills to ensure smooth, successful transactions for her clients. Whether you're buying your first home, or selling a cherished property, she's here to guide you every step of the way.

Beyond real estate, she stays busy homeschooling her two kids, playing bass guitar in a local "mom band" - ANAGEM, and diving into a good book whenever she can. These passions fuel her creativity, perseverance, and ability to connect with people, all of which she brings to work.

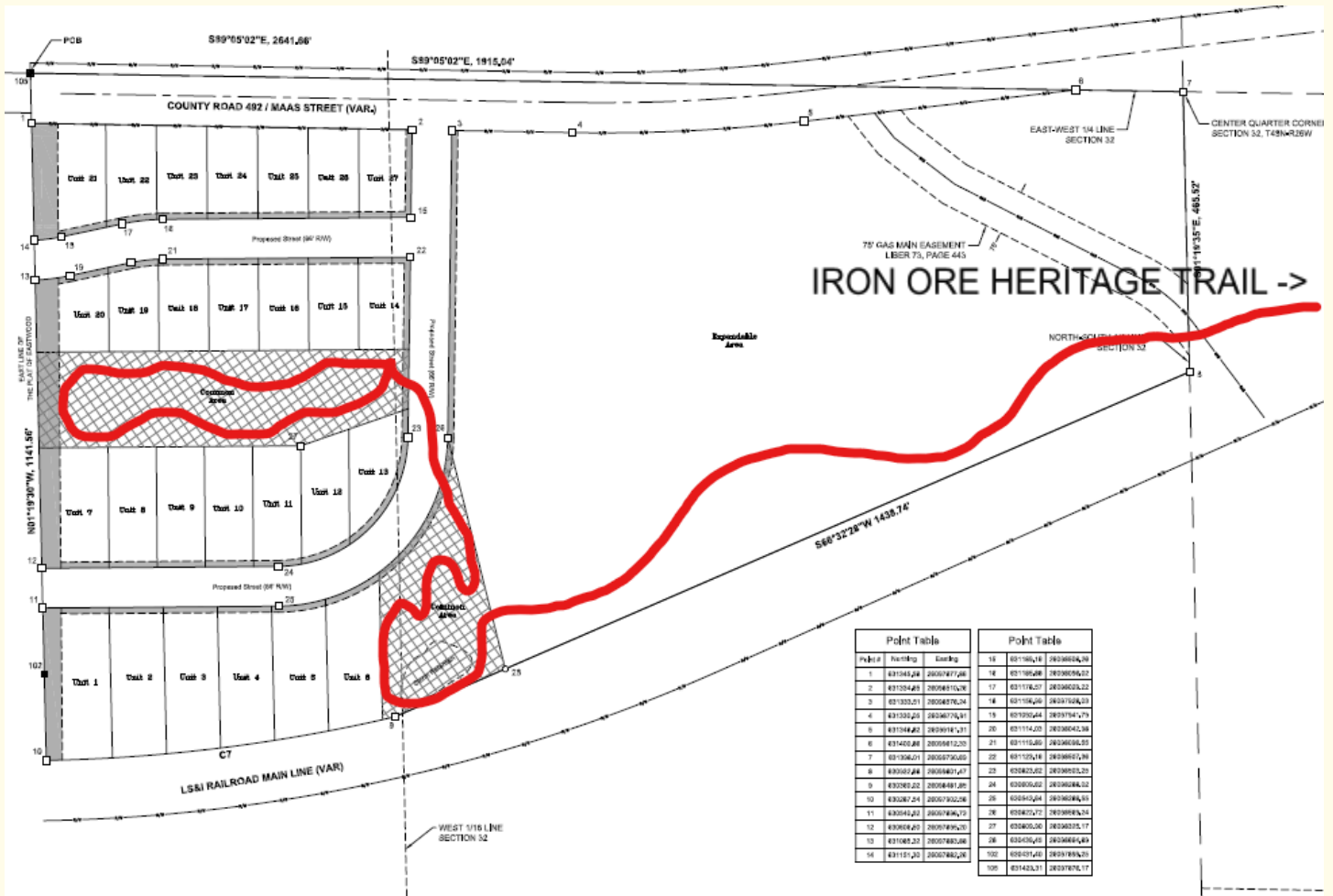
When you partner with her, you're not just getting a real estate professional—you're gaining a local expert, a trusted advocate, and someone who genuinely cares about your journey. Let's turn your real estate dreams into reality.



Lots, Phases and Trail System

Trail System:

Maple Ridge is highlighted with direct safe trail access to the iron ore heritage trail system along with a planned network of internal community trails in the common space! Who doesn't want to get out and ride with safety in mind, and no travel time in the car, or take the dogs on a walk or run? Tentative layout proposed below

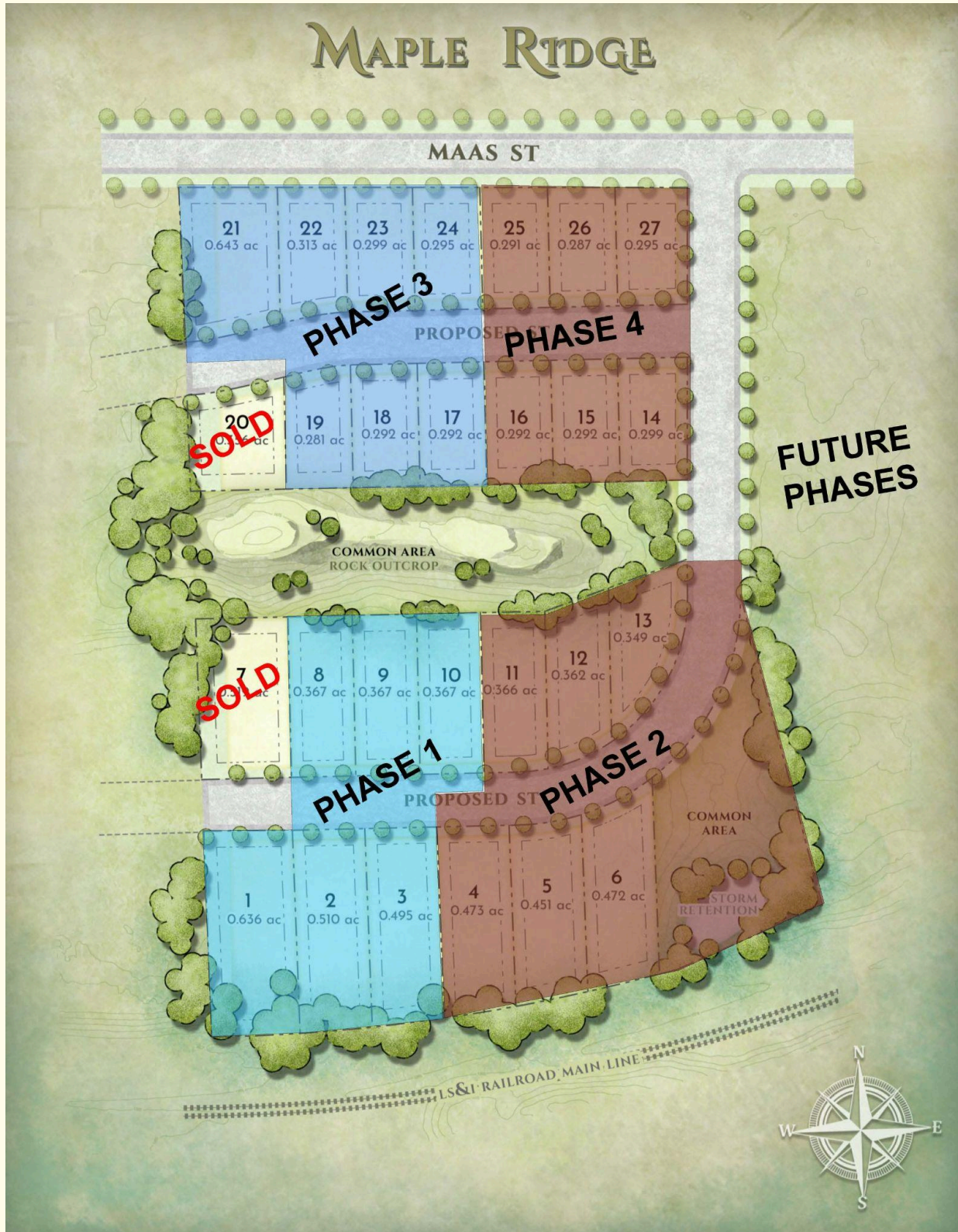




Lots, Phases and Trail System

Lots and Phases:

The Maple Ridge subdivision has 4 distinct Phases with 6 homes each phase. Each phase will open up after homes have been selected for the previous phase. This is to help manage construction noise and dust for neighboring properties and helps us improve the build efficiency, in turn helping us provide homes at a slightly lower price point by efficiency working side by side.





Floor Plans Offered

The 2 Story Tulip - Starting at \$334,900

The Tulip Floor plan is the most affordable home we offer, with a small building footprint but efficient layout. Boasting 3 beds and 1.5 Baths, this home has options for you to grow into the home with time. It has an optionally finished basement, to add another bedroom, rec room, and bathroom to eliminate almost any wasted space! This floor plan is popular for its style and options we have for it, one of our most efficient and best floor plans to-date.



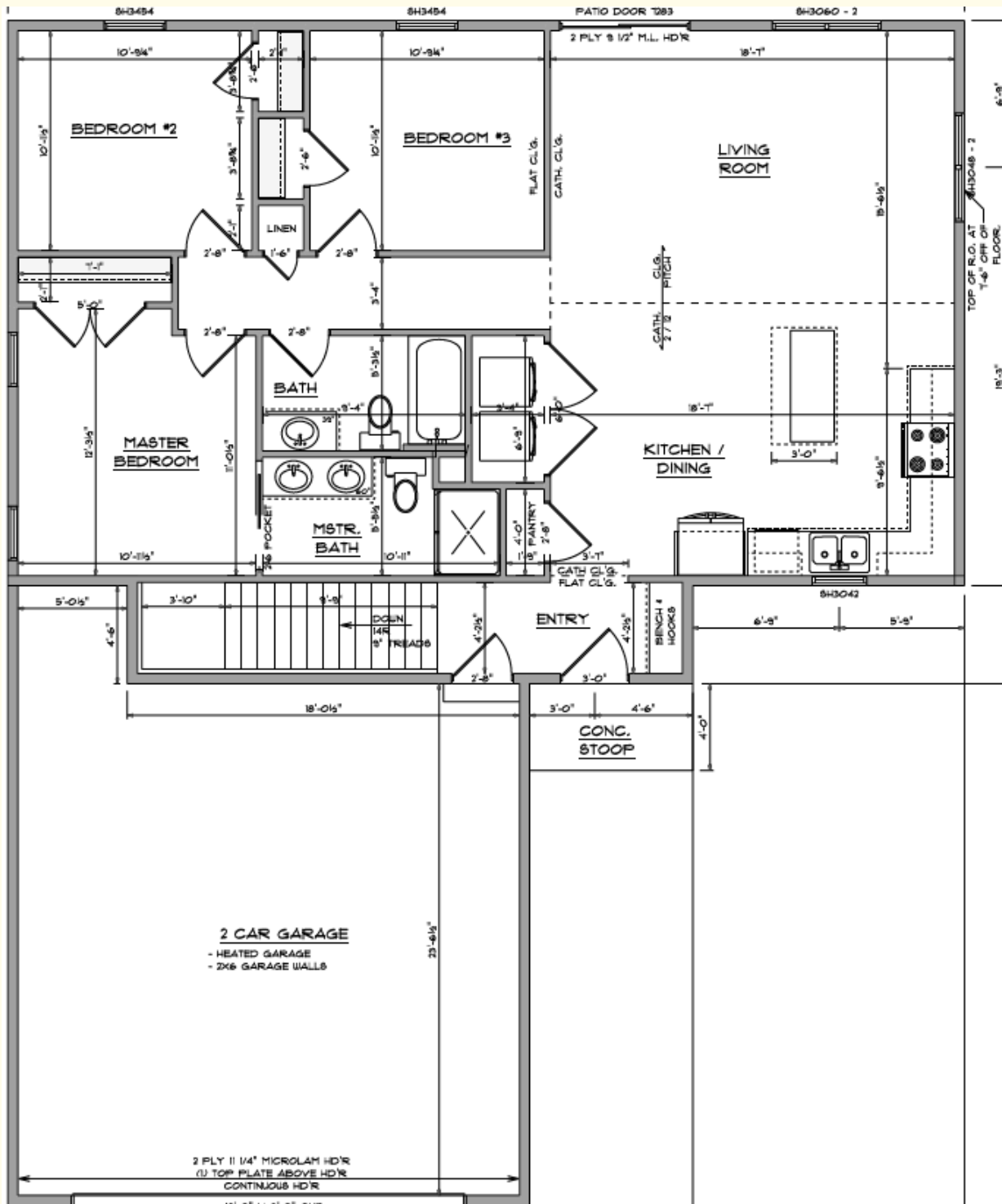
Let Dawn know if you're interested in this option and she can go through the build sheet with you together!



Floor Plans Offered

The Coneflower - Starting at \$359,900

The Coneflower Plan is a simple open concept living plan, with 2 different kitchen layouts offered. It's a compact 3bed 2 bath home that packs an efficient punch. It's great for the small families who want the kids nearby, or the remote workers who want the home office one step away from your bedroom for those early morning calls! This plan has great access to the basement to the garage as well for those bike gear junkies looking for an in-home mechanic station! An optionally finished basement and upgraded sizes available!





Floor Plans Offered

The Foxglove- Starting at \$364,900

This is our most popular ranch floor plan with 3beds and 2 baths! The favorite feature of this home, a laundry room connected from your master closet! With the 2 bedrooms opposite of the master bedroom this floor plan is great for families as well!





Attractions of the area

Negaunee, MI

- **History & Culture:**
 - Rich mining history, evident in the Iron Industry Museum.
 - Visit the Jackson Pit Grill or the UP Brewery and many of the other great eats in the revitalized downtown area.
 - Jackson Park with disc golf and access to 80+ miles of RAMBA Trail
- **Outdoor Recreation:**
 - Access to Teal Lake for boating, fishing, and kayaking.
 - Hiking and biking trails nearby, including the Iron Ore Heritage Trail - Future connection is planned!
 - Unique adventures like the luge and the Suicide Bowl ski jump.

Ishpeming, MI

- **History & Culture:**
 - Birthplace of organized skiing in the United States.
 - Home to the U.S. Ski and Snowboard Hall of Fame.
 - Historic downtown area with unique shops and restaurants.
- **Outdoor Recreation:**
 - Hike, mountain bike, and snowbike on the RAMBA trails, and the Iron Ore Heritage Trail.
 - Al Quaal Recreation Area offers cross-country skiing and snowshoeing trails.

Marquette, MI

- **Arts & Culture:**
 - Vibrant Downtown area with
 - Presque Isle Park offers stunning views of Lake Superior and recreational opportunities.
 - Marquette Maritime Museum showcases the region's maritime history.
- **Outdoor Recreation:**
 - Gateway to the Upper Peninsula's renowned outdoor activities.
 - Hiking, biking, and skiing on the Noquemanon Trail Network, over 100 continuous miles of singletrack mountain biking and snowbike trails
 - Water activities like kayaking, stand-up paddleboarding, and sailing on Lake Superior.