



NORTH TRAIL FLATS

A FRESH APPROACH TO LIVING



DOUGLAS KENT
Development

NORTH TRAIL FLATS DEVELOPMENT PROPOSAL

By

DOUGLAS KENT DEVELOPMENT, INC.

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North Trail Flats is a proposed premium, multi-family residential development concept situated on approximately 14 acres in Kenosha, Wisconsin. The development is proposed to consist of twelve 12-unit buildings, a private clubhouse, a sales & leasing office, and a maintenance building. North Trail Flats will also feature a private pool, pet park, outdoor private amenities (i.e., kids play area, basketball court, pickleball court) and ample green space. The development will be private, fenced and gated.

1. Site, Roads and Parking specifications

- a. 14.06 acres
- b. Proposed zoning for multi-family 12 units per acre
 - i. Allowable density: 168
 - ii. Proposed density: 144
- c. Proposed 12 two story buildings, 12 units per building
- d. 24 ft Private roads with public access at 22nd Avenue and 25th Avenue
- e. Parking exceeds city requirements
 - i. Required: 288 stalls
 - ii. Proposed: 313 stalls
- f. Off site storm water facilities west of County Bike Trail
- g. Private waste and recycle service
- h. Building setback minimum 20 feet from any property lot line

2. 12-unit Building

- a. Two story modern farmhouse architecture
- b. 8 – 2 bedroom/2 bathroom, 1,310 s.f.
- c. 4 – 1 bedroom/1 bathroom, 836 s.f.
- d. 12 private attached garages (4 – 2 car, 8 – 1 car)
- e. Private in-unit laundry all unit types
- f. Private & Semi-Private entries

3. Private Community amenities

- a. Sales & Leasing office
- b. Private clubhouse
- c. Private pool
- d. Private pet park
- e. Private Outdoor amenities
- f. Maintenance building
- g. Private patios and balconies
- h. Condominium style/sized units
 - i. All lower units ADA Compliant

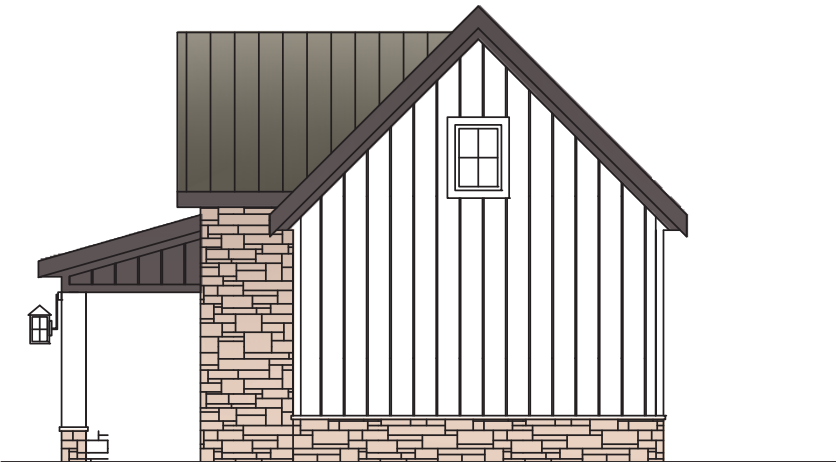


Site Plan

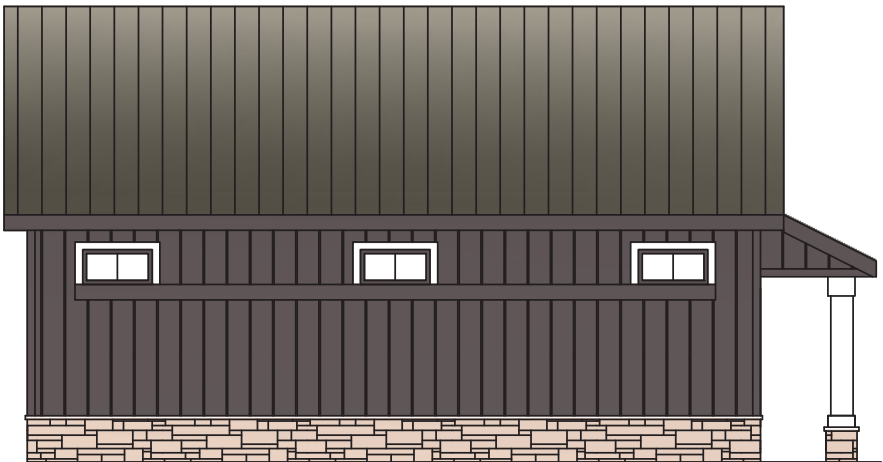


NORTH TRAIL
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



Clubhouse - Front & Rear Elevations



REAR ELEVATION



FRONT ELEVATION

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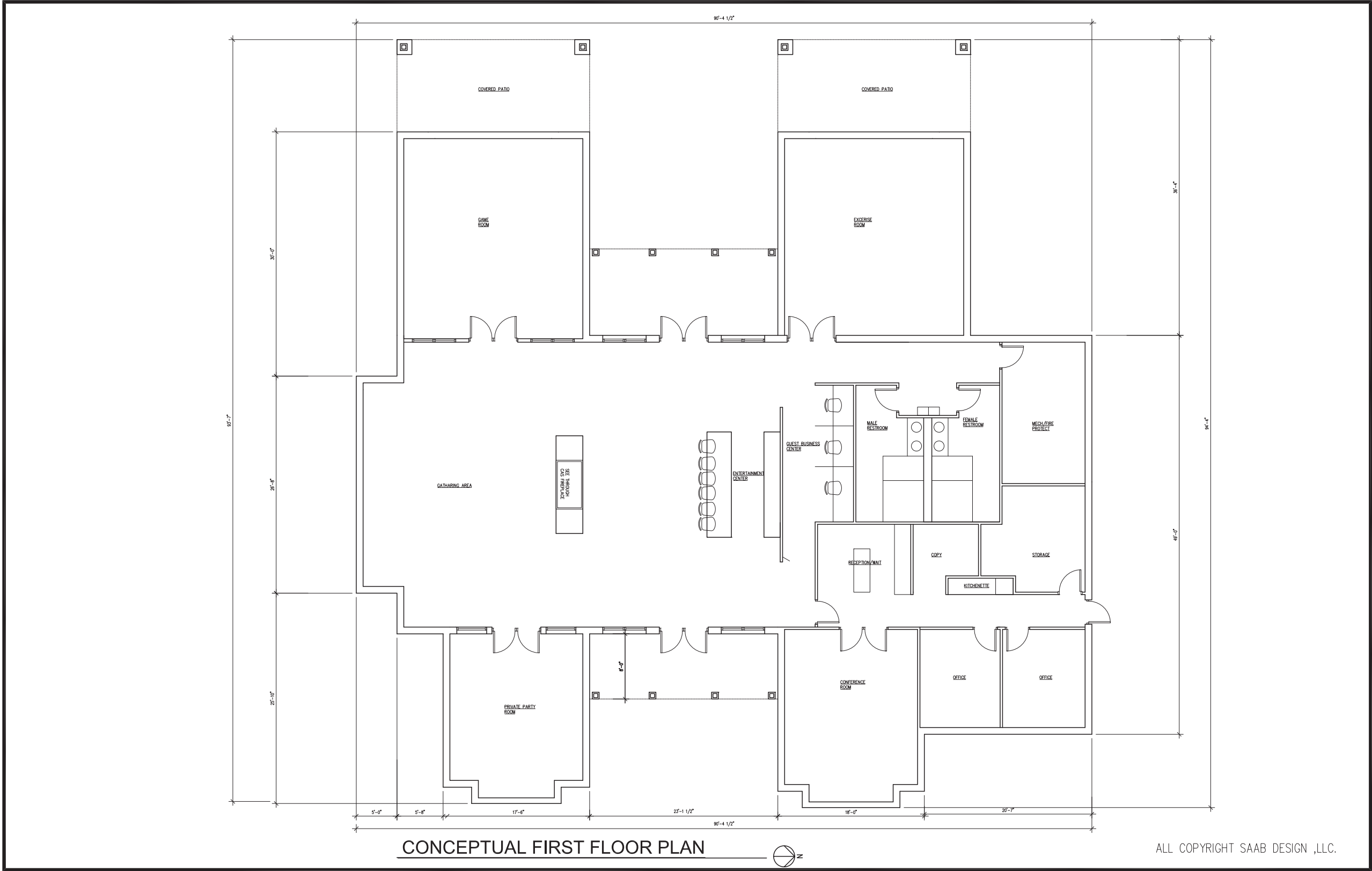


Clubhouse - Left & Right Elevations





Clubhouse Conceptual Floor Plan





Exterior Building Material - Office, Clubhouse, Other



NORTH TRAILS OFFICE, CLUB HOUSE, OTHER-

Siding: LP Expert Finish Espresso w/Snowscape White

Trim Boards: LP Expert Finish Painted SW3511 Cedar Bark

Stone: Fond Du Lac Machine Cut

Roofing: ALL Pac-Clad Medium Bronze Metal Roofing



Building Type A - Front & Rear Elevation





Building Type A - Side Elevation





Exterior Material - Building Type A



BUILDING TYPE A-

Siding: LP Expert Finish Snowscape White

Stone: Mountain Crest Country Manor

Roofing: Certainteed Driftwood Shingles w/Pac-Clad
Medium Bronze Metal Roofing Accent



Building Type A1 - Front & Rear Elevation





Building Type A1 - Side Elevation





Exterior Material - Building Type A1 & B2



BUILDING TYPES A1 & B2-

Siding: LP Expert Finish Espresso
w/Snowscape White

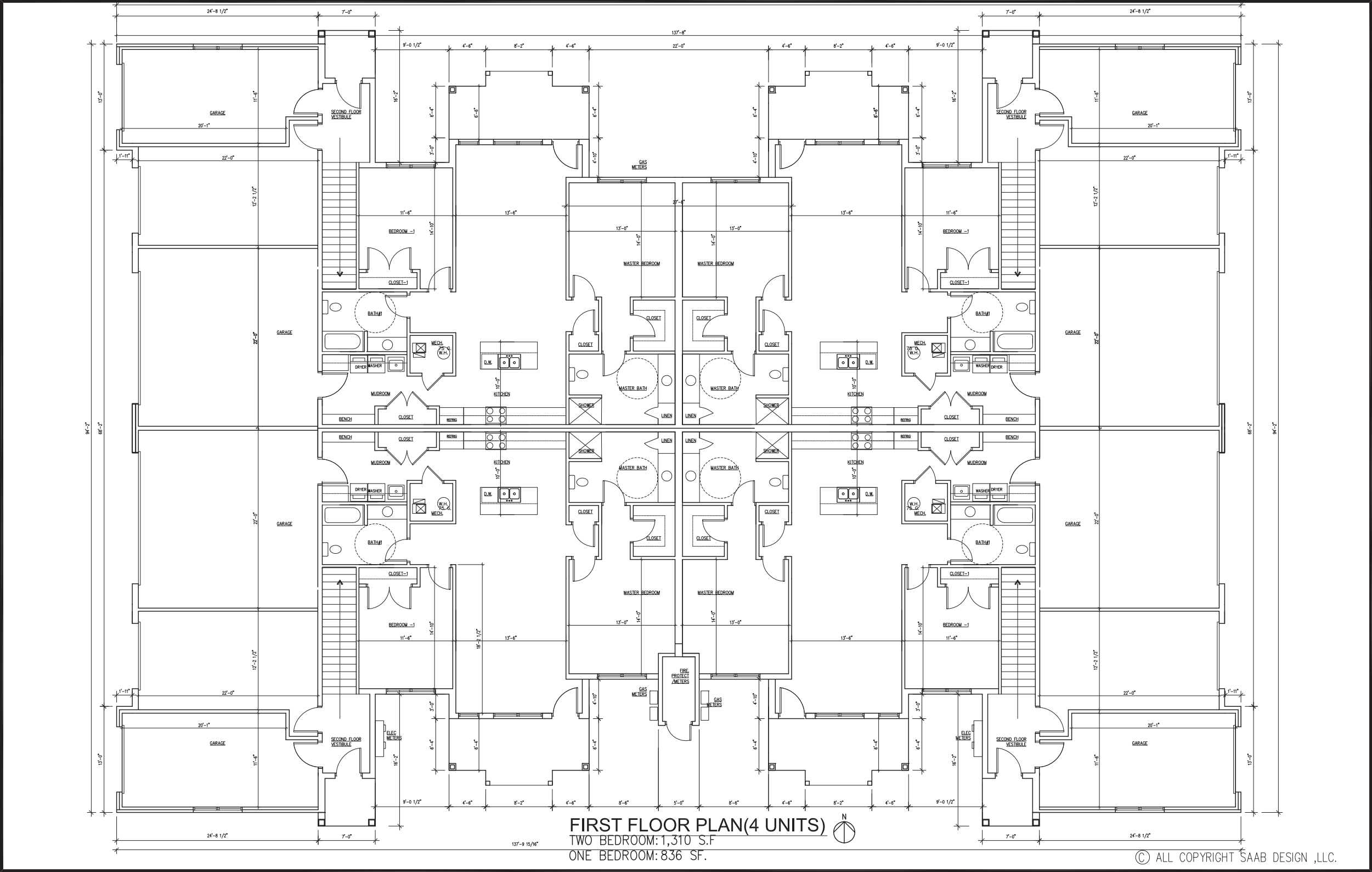
Trim Boards: LP Expert Finish Painted SW3511
Cedar Bark

Stone: Fond Du Lac Machine Cut

Roofing: Certainteed Heather Blend Shingles
w/Pac-Clad Medium Bronze Metal
RoofingAccent



Building Type A - First Floor Plan

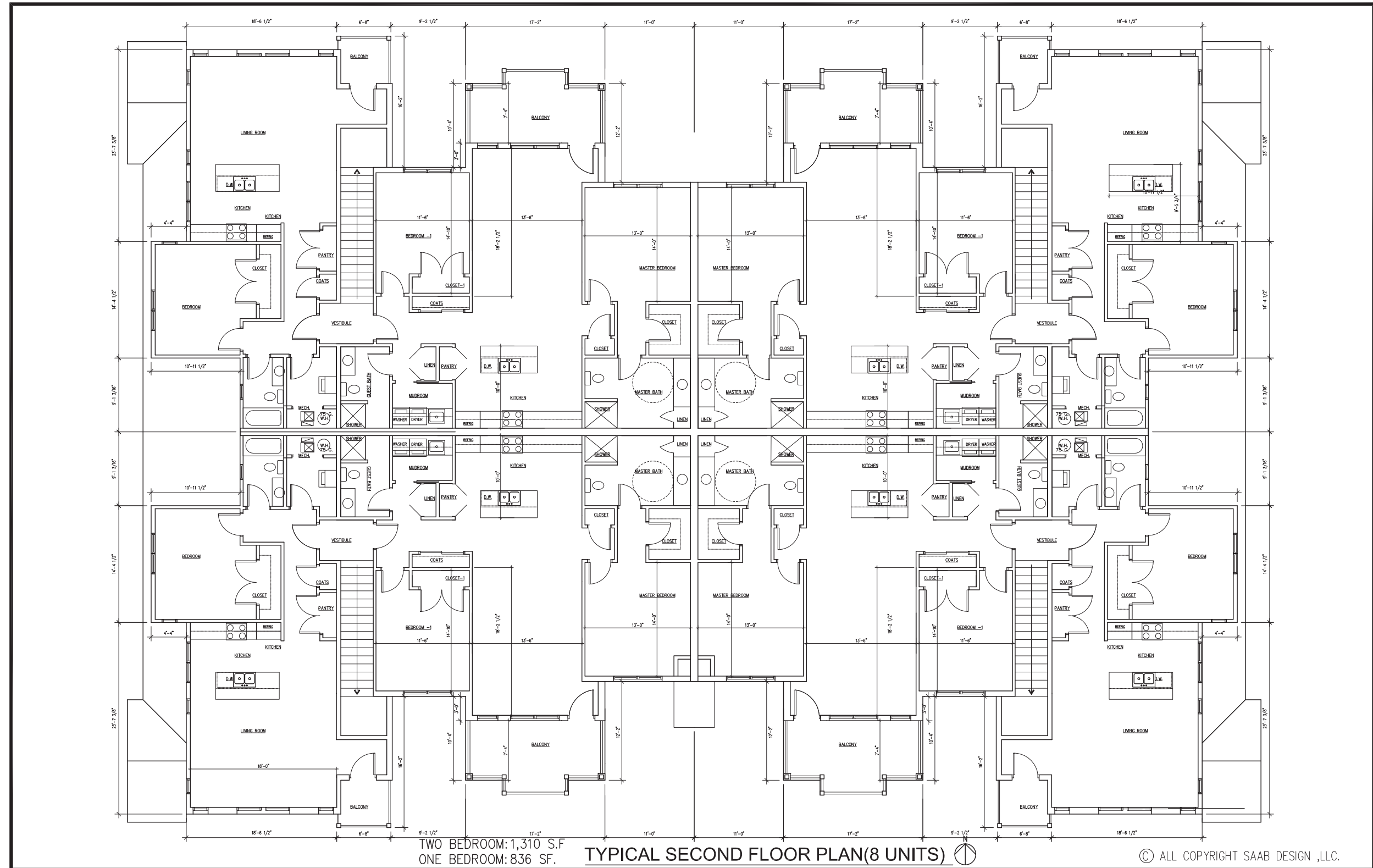




Building Type A - Second Unit Floor Plan



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Building Type B - Front & Rear Elevation





Building Type B - Side Elevation





Building Type B1 - Front & Rear Elevation



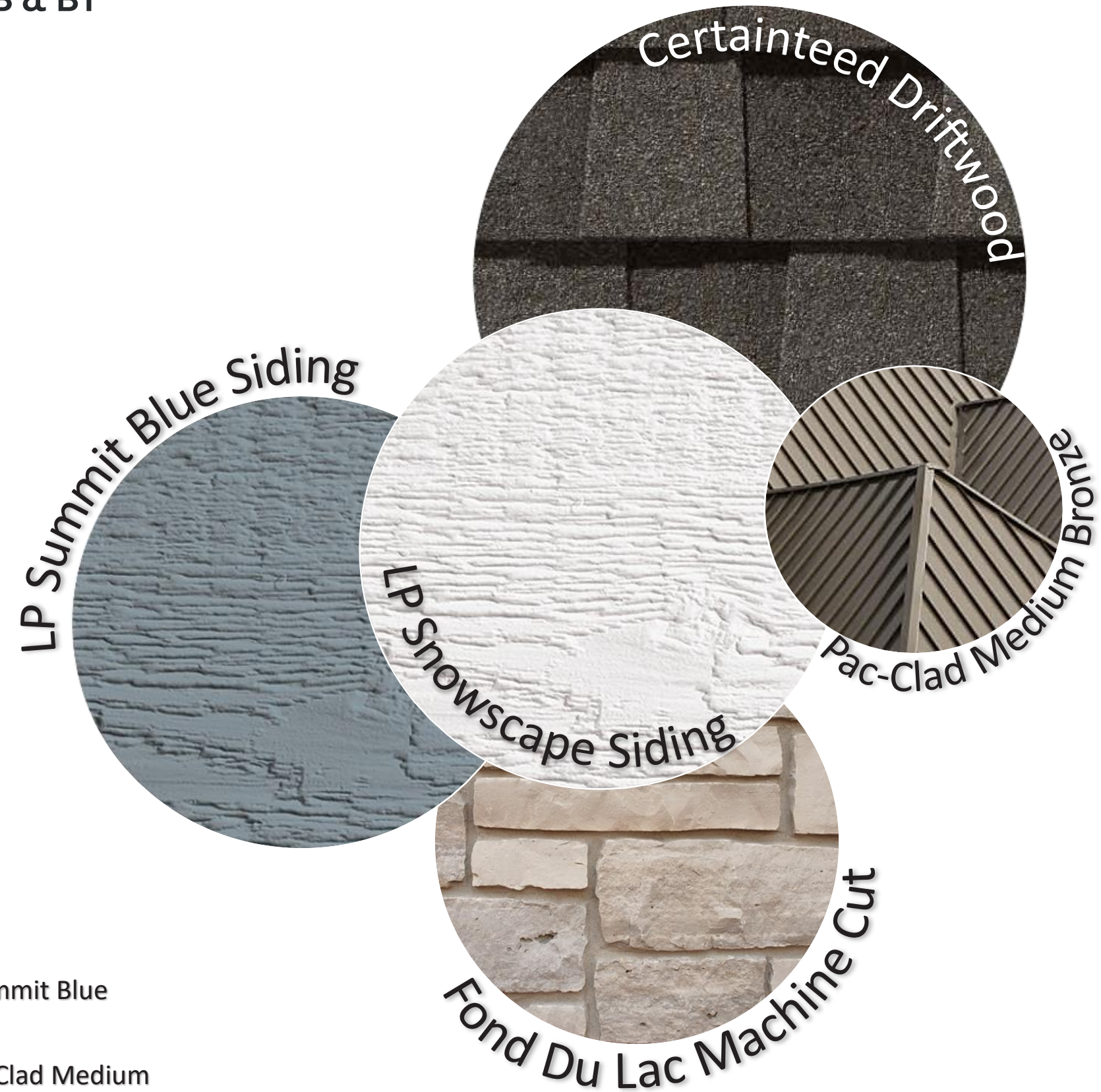


Building Type B1 - Side Elevation





Exterior Material - Building Type B & B1



BUILDING TYPES B & B1

Siding: LP Expert Finish Snowscape White w/Summit Blue

Stone: Fond Du Lac Machine Cut

Roofing: Certainteed Driftwood Shingles w/Pac-Clad Medium Bronze Metal Roofing Accent



Building Type B2 - Front & Rear Elevation





Building Type B2 - Side Elevation





Exterior Material - Building Type A1 & B2



BUILDING TYPES A1 & B2-

Siding: LP Expert Finish Espresso
w/Snowscape White

Trim Boards: LP Expert Finish Painted SW3511
Cedar Bark

Stone: Fond Du Lac Machine Cut

Roofing: Certainteed Heather Blend Shingles
w/Pac-Clad Medium Bronze Metal

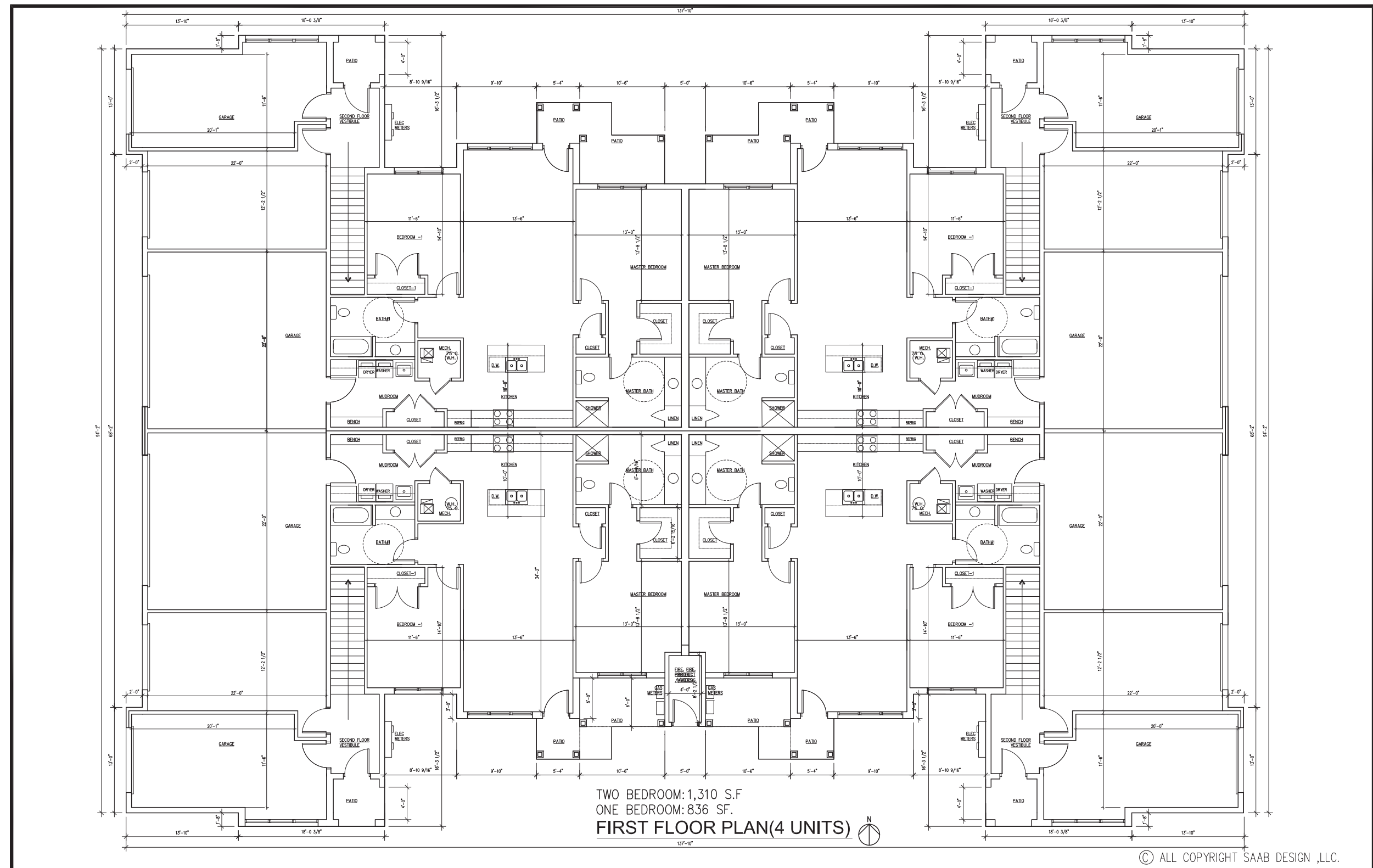
RoofingAccent



Building Type B - First Floor Plan



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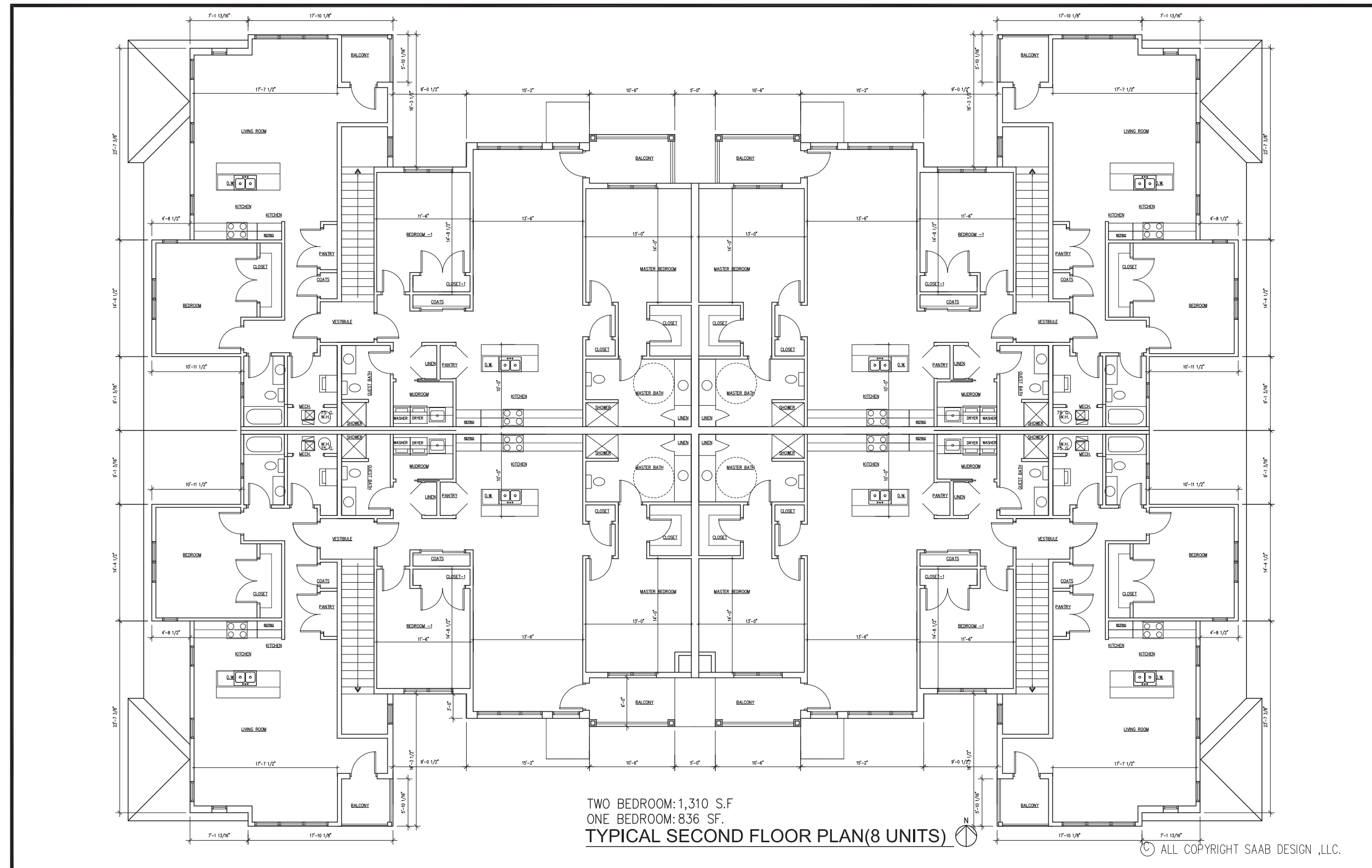




Building Type B - Second Floor Plan



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Exterior Building Material

BUILDING TYPES A1 & B2-

Siding: LP Expert Finish Espresso w/Snowscape White

Trim Boards: LP Expert Finish Painted SW3511 Cedar Bark

Stone: Fond Du Lac Machine Cut

Roofing: Certainteed Heather Blend Shingles
w/Pac-Clad Medium Bronze Metal Roofing
Accent

BUILDING TYPES B & B1 -

Siding: LP Expert Finish Snowscape White
w/Summit Blue

Stone: Fond Du Lac Machine Cut

Roofing: Certainteed Driftwood Shingles
w/Pac-Clad Medium Bronze Metal
Roofing Accent

BUILDING TYPE A-

Siding: LP Expert Finish
Snowscape White

Stone: Mountain Crest Country
Manor

Roofing: Certainteed Driftwood Shingles
w/Pac-Clad Medium Bronze Metal
Roofing Accent

NORTH TRAILS OFFICE, CLUB HOUSE, OTHER -

Siding: LP Expert Finish Espresso w/Snowscape White

Trim Boards: LP Expert Finish Painted SW3511 Cedar Bark

Stone: Fond Du Lac Machine Cut

Roofing: ALL Pac-Clad Medium Bronze Metal Roofing Accent





Construction Phasing

