

Plan Commission also recommends nine compact home sites in New Luxembourg development

A new design for the Belgium Village Hall presented Tuesday received rave reviews from the Plan Commission, which gave it a thumbs up for its architectural review and recommended approval to the Village Board.

The commission also recommended approval of a revised preliminary plat that incorporates recommendations from the village's engineer for nine single-family lots along Peter Thein Avenue.

It is the first residential phase governed by the New Luxembourg mixed-used zoning recently created to spur development in the area, which is in the tax incremental district.

"To develop that area will be a big plus for the village," commission member Jim Sprader said. "It's been sitting there for a long time."

Work on the Village Hall and two single-family houses will start in September, Neil Tiziani of Ansay Development Corp. told the commission.

The new Village Hall design shows a higher roof and large windows for natural light in the waiting area and meeting room.

The 3,400-square-foot structure is more than twice the size of the current Village Hall. There will be offices for the village clerk, treasurer, village president, public works director, marshal and office assistant with a common work space. There is room on the lot for future expansion.

A Luxembourg stained-glass artist will create wall art commissioned by the Grand Duchy for the Village Hall. In addition, Port Washington State Bank has offered a wall mural for the hall.

The nine residential lots in the new preliminary plat are 50 to 60 feet wide with 20-foot road setbacks and average side-lot setbacks of 7-1/2 feet. A final plat will go to the Village Board in September.

The 1,500-square-foot, three-bedroom, two-bathroom houses will have attached garages with side entrances. Two-story and ranch homes with Luxembourg architectural features will be built

A standard house with no upgrades will sell for \$185,000, Tiziani said.

"We're partnering with a Port Washington firm (Mike Speas' Timber Creek Development) that will allow buyers to customize," he said. "I expect the first two to be sold before they're finished. I see them being customized, which might be finished basements, upgrades to the kitchen."

All buildings in the development will be high-efficiency structures, he said.

Village Hall design gets thumbs up

Written by CAROL POMEDAY
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In addition to the Village Hall lot, Ansay will donate the village square when its completed and two narrow private roads that provide access to the square.

The Village Hall will be part of a village square that will include the Luxembourg American Cultural Center, commercial buildings, an art gallery and a community center with a central grass plaza. The plaza will have a stage, water feature and art pieces created by Luxembourg and local artists.