

New Luxembourg coming to fruition

Written by CAROL POMEDAY
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Final plat to go to Village Board Sept. 9 for approval, work to start soon after

The Village of Belgium Plan Commission recommended Tuesday that the Village Board approve the final plat for nine residential lots on Peter Thein Avenue in the New Luxembourg mixed-use development.

The board will consider the plat at its Sept. 9 meeting.

Neil Tiziani of Ansay Development Corp. said the final plat is the same as the preliminary version the commission approved last month.

In addition to approving the final plat, the Village Board will also be asked to approve a developer's agreement for the subdivision, the Village Hall design and the location and design of the Village Square and two access roads.

If the development is approved, Tiziani said construction on the Village Hall and the first two houses will begin in September. The houses will be completed in about five months with landscaping done in spring. The 3,400-square-foot Village Hall will be completed by spring.

"I think we'll have pre-sales of the first two houses and we'll probably do a couple more in the spring," Tiziani said.

The new Village Hall will have a large foyer entrance that leads to the board meeting room and a smaller meeting room on the east side.

Private offices for the clerk, treasurer, president, public works director and marshal will be on the west side with access through a reception area manned by an office assistant.

Large windows on the east and south sides will flood the meeting rooms with natural light.

In addition to the Village Hall, the square will include the Luxembourg American Cultural Center, a community center, art gallery and commercial buildings.

When the Village Square is completed, Ansay plans to deed the 27,000-square-foot plaza — which will include grassy areas, a splash pad, band shell, gardens and sculptures from Luxembourg — and abutting streets to the village, which will be responsible for maintenance.

The residential development and Village Square are similar to those found in Luxembourg and other European countries. The close proximity to businesses, common open spaces and trails is designed to encourage residents to walk or bike to their destinations rather than drive, Ansay representatives have said in the past.

Buildings in the development will have architectural features similar to those found in Luxembourg, Tiziani said.

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The streets in the mixed-use district, which was approved in July for the development, will be narrower than regular village streets.

The energy-efficient houses will be on lots as small as 50-feet-wide and may be built as close as 15 feet apart.

Two-story and ranch houses with basements will be built. Buyers will have options to choose from. A basic three-bedroom, 1,500-square-foot home with an unfinished basement will sell for about \$184,000, Tiziani said.

The houses will be built by Port Washington developer Mike Speas, owner of Timber Creek Development, who built similar houses in Port Washington.

The houses are expected to appeal to first-time homeowners and people who want to downsize and no longer want a big house and yard to maintain.