Ledgeview Overview

Ledgeview
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The Town of Ledgeview is strategically situated at the center of the third largest Metropolitan Statistical Area in Wisconsin, with a population exceeding 300,000. Flanked by Green Bay, De Pere and the Fox River, Ledgeview is defined by the Niagara Escarpment—also known as “the ledge”—running through the community center.

Ledgeview is conveniently served by I-43, US 41, STH 32 and 57, and seven county trunk highways. The population has grown by over 120 percent since 1990, thanks to natural beauty and connectivity to Green Bay and the Fox Valley. The areas around the escarpment are rapidly developing with large single-family homes.

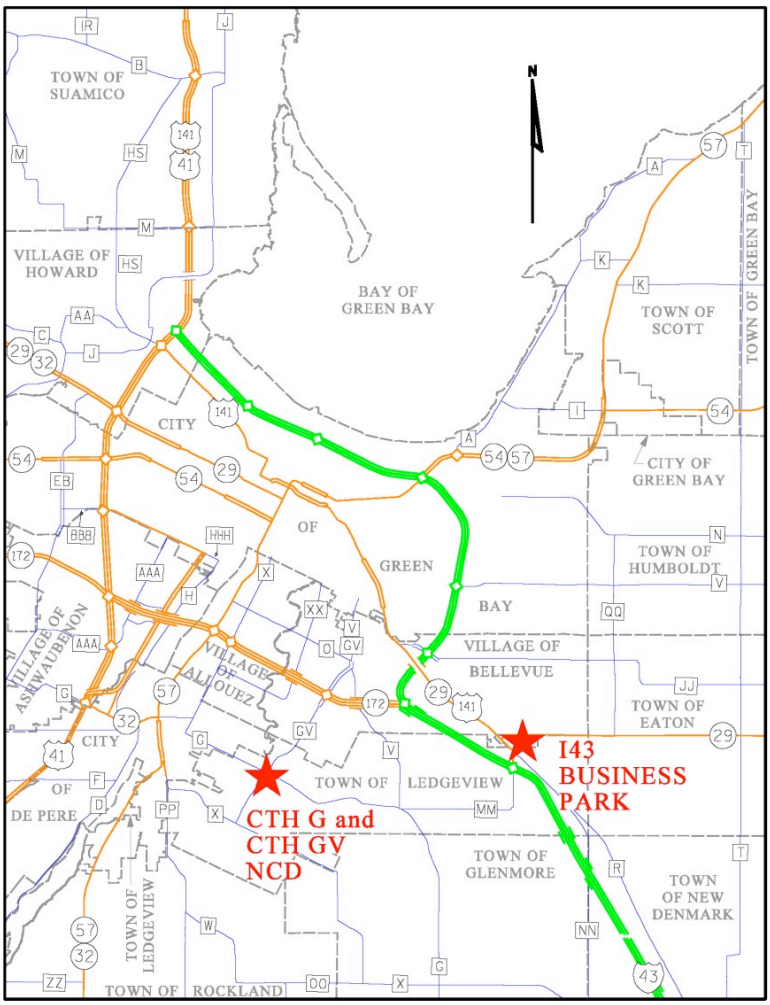
Town of Ledgeview I-43 Business Park

Although the I-43 corridor running through Ledgeview is somewhat short, it does provide a highly visible entrance to the Green Bay Metropolitan Area. It helps identify Ledgeview as a community committed to serving the retail and employment needs of its residents and the greater region.

The business park has easy access to I-43 and CTH MM, and is well connected to STH 29 and several county highways. This area will also be the terminus of the Eastern Arterial that will extend north and south from I-43 to STH 54 and STH 57 on the City of Green Bay’s northeast side. This location also provides excellent visibility from the freeway and has access to a rail corridor.

The Ledgeview Business Park Vision identifies the park as a signature entrance into the Town of Ledgeview and the Green Bay region. The business park will have a well-designed mixture of light industrial uses, corporate/support, a large-format retail site with outlots, and a pedestrian-scaled mixed use area.

Preserved and enhanced natural areas—ravines, streams, a regional bike path, meandering trails, and a trailhead park—help to define a natural character for the business park.



CTH G and CTH GV Neighborhood Center

The area surrounding the CTH G/CTH GV intersection is planned as a Neighborhood Center. The Neighborhood Center becomes a focal point for Ledgeview containing retail, commercial, civic, and public services to meet the daily needs of residents.

The Neighborhood Center is pedestrian-oriented and is designed to encourage pedestrian movement between residential, retail, and commercial uses. The Neighborhood Center includes a public square for community gatherings in addition to small-scale retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and residential dwellings.

The Neighborhood Center creates a “sense of place” within Ledgeview, and is intended to cater to local residents and the surrounding communities. The Neighborhood Center encourages the development and sustainability of a vibrant mixed-use area where residents and visitors can live, work, shop, dine, be entertained, enjoy community and cultural events, and contribute to the economic viability of the Center and the Town of Ledgeview as a whole.

For most visitors traveling to or through Ledgeview, either the I-43, CTH GV, or CTH G corridor will provide the first impression of the Town. Therefore, development along the corridor should provide a favorable first impression to visitors since they are all potential customers and/or Town residents. As the corridors run through the various parts of the Town, they provide economic development opportunities for Ledgeview, but in order for the Neighborhood Centers to be successful, the Town needs to ensure the development meets the expectations of the residents and makes a good first impression with visitors.

Total population (Jan 1, 2009)	5519
Average household size	2.69
Average family size	3.23
Social Characteristics	
Estimated average age	35.73
High school graduate or higher	48.9%
Bachelor's degree or higher	42.2%
Economic Characteristics	
Median household income	$71,794
Average household income	$89,756
Per capita income	$33,172
Housing Characteristics	
Average housing value	$233,822
Median value (dollars)	$198,972

For more information, contact: Sarah Burdette, Administrator, Town of Ledgeview, 3700 Dickinson Road, De Pere, WI 54115, 920-336-3360 ext 108, sburdette@ledgeviewwisconsin.com, www.ledgeviewwisconsin.com