



CITY OF APPLETON

MEMORANDUM

Date: March 25, 2026
To: Community Development Committee
From: Steph Lynaugh, Economic Development Specialist
Subject: Farmland Lease Renewal at 110 & 210 W. Edgewood Drive

The City of Appleton acquired the properties at 110 & 210 W. Edgewood Drive in the Town of Grand Chute on July 1, 2016 and November 18, 2016, respectively. Improvements to 110 W. Edgewood Drive include a single-family home and approximately 7 acres of farmland. Improvements to 210 W. Edgewood Drive included a single-family home, a barn and approximately 16 acres of farmland. The barn and home have subsequently been demolished, and all parcels have since been annexed into the City.

Both parcels are zoned for agricultural use and historically this land (both parcels) has been leased to Erv VanCamp for farming operations. The Community Development Department believes this is responsible management of the land and wishes to continue leasing the farmland until development is warranted. In addition, actively farming the land should help prevent the establishment of wetlands on the properties. Until the City is ready to move forward with development for the area, it is in our best interest to have the land farmed. Utility work is commencing on the property in March 2026 through end of April 2026 to extend utilities through the site which will result in 3 manholes which City staff will properly mark, and Mr. VanCamp has been informed to avoid.

The most recent rate was \$72.93 per acre. In years previous, the rate has increased by 5% with each annual renewal. The updated rate for the 2026 growing season is proposed at \$76.58/acre with four (4) annual renewals at 5% escalating rent. Our existing relationship with Mr. VanCamp has been positive, and he has proved to be a good tenant and steward of the land.

The staff recommendation is that the Community Development Department be authorized to execute a lease renewal, as attached, with Erv Van Camp to farm the undeveloped land at 110 & 210 W. Edgewood Drive, estimated to be approximately 21.14 acres. The price shall be at a rental rate of \$76.58 per acre, with 5% annual escalators, with no crop loss provision **BE APPROVED.**