



CITY OF APPLETON

MEMORANDUM

Date: April 23, 2025
To: Community Development Committee
From: Lily Paul, Economic Development Specialist
Subject: Request to Renew Lease with Maple Lawn Dairy for Crop Farming of Undeveloped Land in Southpoint Commerce Park

Background & Analysis: The City of Appleton has approximately 119± acres of developable land left in Southpoint Commerce Park. While the City works on marketing and selling the available lots, a portion of the land has been under lease with Maple Lawn Dairy, LLC at \$160.00 per acre on an annual basis for the purpose of crop farming. This lease expires April 30, 2025.

Staff is seeking to renew the lease with Maple Lawn Dairy, LLC. Leasing this land is beneficial to the City in that it limits soil erosion, minimizes the chance of wetlands forming, eliminates the need to cut weeds, and will generate annual revenue.

Attached is the renewal of the lease with majority of the terms to remain the same:

- \$160.00 per acre
- 5-year lease starting in May when signatures are received (after the initial lease year, the lease shall automatically renew for four (4) additional one-year periods from May 1st to April 30th)
- Lease payments due in two installments: Half rent is due April 1st and the remaining is due November 1st

Notable changes to the lease are:

- The transfer of responsibility from father (Mike Mader) to son (Tim Mader)
- Approximate acres to be farmed reduced to 46.82±
 - o The total annual sum would then be \$7,491.20 (46.82 acres x \$160 per acre)
- Section 9 provides emphasis on exercising caution in Phase 4 of Southpoint where utilities are being installed in 2025.

RECOMMENDATION

Approve and authorize the Community Development Department to enter into a five (5) year lease with Maple Lawn Dairy (Tim Mader) to farm undeveloped land in the Southpoint Commerce Park, estimated to be approximately 46.82± acres at a rental rate of \$160.00 per acre, with no crop loss provision.