



MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: May 19, 2021

RE: Farmland Lease 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 includes a single-family home and approximately 7 acres of farmland. Improvements to 210 W. Edgewood 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 been annexed into the City. These properties are located in the City's Growth Corridor and are included in the Boundary Agreement between the City of Appleton and the Town of Grand Chute. City utilities do not currently serve these properties.

Both parcels are zoned for agricultural use, and, historically, this land (both parcels) has been leased to Erv Van Camp for farming operations. The Community and Economic 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 do the infrastructure and lot platting for the entire area, it is in our best interest to have the land farmed.

We recently spoke with Mr. Van Camp, and he has indicated he is willing to pay \$60 per acre for the 2021 growing season with four (4) annual renewals at 5% escalating rent. Our existing relationship with Mr. Van Camp has been positive, and he has proved to be a good tenant and steward of the land.

Staff Recommendation:

The Community and Economic Development Department be authorized to execute a lease with Erv Van Camp to farm the undeveloped land at 110 & 210 W. Edgewood Drive, estimated to be approximately 21.25 acres. The price shall be at a rental rate of \$60 per acre, with 5% annual escalators, with no crop loss provision **BE APPROVED.**