



“...meeting community needs...enhancing quality of life.”

MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: February 10, 2017

RE: Lease of Farmland 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 include a single-family home and approximately 7 acres of farmland. Improvements to 210 W. Edgewood include a single-family home, a barn, and approximately 16 acres of farmland. 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. Based on information from the nationalized Statistics Service, the average lease rate for farmland in Outagamie County in 2016 was \$128/acre. We have met with Mr. Van Camp and negotiated a rate of \$100/acre. The reduction is based on some delineated wetlands on the site and the size of the parcel(s).

Staff Recommendation:

The Community and Economic Development Department be authorized to enter into a one (1) year lease with Erv Van Camp to farm the undeveloped land at 110 & 210 W. Edgewood Drive, estimated to be approximately 21 acres. The price shall be at a rental rate of \$100 per acre, with no crop loss provision **BE APPROVED.**