



CITY OF LODI
130 South Main Street
Lodi, Wisconsin 53555-1119
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April 21, 2022

James Grothman
Grothman Holdings LLC
625 Slifer Street
Portage, WI 53901
jgrothman@grothman.com

RE: Highlands of Ridgestone and Terrace Vista Phase 1

Dear Jim:

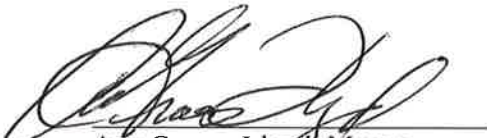
It has been more than a year since the City of Lodi requested that you enter into Development Agreements for the Highlands of Ridgestone and Terrace Vista Phase 1 projects in order to make certain guarantees regarding the installation of trees for both plats. Drafts of Development Agreements have been prepared, conversations have been had, and as of this date, you have not signed the Development Agreement for either Highlands of Ridgestone or Terrace Vista Phase 1.

We understand that the Highlands of Ridgestone is almost completely built out and pursuant to previous agreements, you are to install 22 trees along the west side of Ridgestone Drive, 13 trees along the east side of Ridgestone Drive, and 26 trees along Cobblestone Drive. These trees are to be planted in locations as directed by the City Director of Operations.

For Terrace Vista Phase 1, you are required to plant street trees pursuant to the City Code of Ordinances and with the approval of the Director of Operations. We understand that you have taken the position that the street trees will be planted when most of the lots are developed so the trees will not be damaged or need to be moved if an owner wants a driveway in a certain location. However, it may be quite a long time before Phase 1 of Terrace Vista is built out and without a signed Development Agreement the City has no guaranty that you will follow through with the installation of the street trees.

In order to protect the City taxpayers and to ensure that the trees are planted as required by City Code, **please be advised that you have until June 1, 2022, to install the trees as required in the Highlands of Ridgestone development. You also have until June 1, 2022, to provide an adequate plan with a very specific timeline of installation for the street trees in Terrace Vista Phase 1. If these requirements are not met by June 1, the City will install the trees on its own and then bill the work back to you for reimbursement.** If the City plants trees on any lot in which Grothman Holdings still has an ownership interest, the installation of those trees will be assessed as a special charge.

The City has waited long enough to get a resolution on these issues. Please feel free to contact us if you would like to discuss this matter further.


Ann Groves Lloyd, Mayor


Brenda Ayers, Clerk