

# **Residential Subdivision Readiness Tracking**

## **For Dry Utility Installations**

### **Rochester Minnesota**

Rochester Public Utilities and the other small diameter dry utilities who typically install using joint trench make no assertion to the accuracy of the data that is contained in the Rochester Residential Subdivision Readiness Tracking spreadsheet.

The purpose of this document is to provide a single point of reference for tracking the status of residential subdivisions that are under construction in Rochester Minnesota or within Rochester Public Utilities service area.

The data contained on the accompanying spreadsheet can be used by the area dry utilities to determine the status of upcoming or backlogged subdivision installation activities and the order in which the various phases of new facilities will be installed. The utilities and our contractors are not bound by this list since this list does not include all work that the various entities may have to prioritize in and around Rochester.

The intent of the Rochester Residential Subdivision Readiness Tracking spreadsheet **is not** to track all dry utilities or all activities within the area.

Rochester Public Utilities will attempt to maintain the spreadsheet and typically issue an update every other week. Rochester Public Utilities is not responsible for tracking down the data contained in the tracking spreadsheet but updating it based on the data provided by others.

Each Developer and/or their representative is responsible for providing RPU with the Development Characteristics and Developer Projected Dates on active projects and informing RPU of projects that they believe should be on the list.

In order to facilitate this a separate email address has been created for submitting information on updates to the tracking spreadsheet.

Email for updates, questions, and comments:

[SubdivisionReadiness@rpu.org](mailto:SubdivisionReadiness@rpu.org)

**ROCHESTER RESIDENTIAL SUBDIVISION READINESS TRACKING**

**FOR GENERAL INFORMATION ONLY**

Revision Date May 13, 2026

Development Name	Development Address, Location	Developer Name	Consultant Contact Name	Consultant Company Name	J Number	City-Owner Council Approval Date	Precon Held Date	Total Number of Housing Units	Number of Buildable Parcels	Envelope parcels?	Total Parcel Frontage (ft)	Total of all ROW or private roadway Frontage (ft) [both sides]	Projected Date 1st lift of blacktop complete	Projected Date Ready for dry utilities INSPECTION	Sewer and Water Complete	Curb Complete	1st lift of blacktop complete	WO #	RPU Line Ext Paid Date	Date Adverse Soil Conditions, Winter Charges Deposit/Invoice Paid	MERC Utility Contract Signed & Charges Paid Date	Comm companies participating	Date Inspection Form Received	Date Inspection Passes	Date RPU Staking Complete	Tentative Joint Start Date	Actual Joint Start Date	Joint Trench Status	Estimated Joint Completion Date	RPU Equipment Install Start Date	RPU Equipment Install Completion Date	
Hadley Creek Estates 5B (Creek Crossing)	Hadley Hills DR NE	Farmland Inc. Craig Johnson	Adam Pleschourt	Widseth	J-5626 subd. J-5646 bridg	05/19/2025	05/22/2025								11/06/2025	11/13/2025	11/17/2025	7015146	NA	NA		Spectrum Metronet	12/02/2025		in process					Split, MERC-NPL, A&A-RPU & comm		
Stonebrooke 6th - part 1a	Stone Lake Dr SE	Stonebrooke of Rochester, ATTN: Peter Dunlap 695 Country Road 19, Mound MN 5534	Mark Welch	G-Cubed	J-5647	08/07/2025	08/12/2025	46	46	yes				11/07/2025	East Half 10/15	East Half 11/6	East Half 11/12	7015668					11/20/2025	11/21/2025	04/16/2026	04/27/2026		in process	05/29/2026			
Prairie Ridge P1 part 1b remaining north portion of 2025 map (scope change 10/18/2025 to include Goldenrod PL (scope change 1/5/2026, only part for winter 2026) (Remaining scope that was ready at the end of 2025))	Fescue DR NW	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	35	35	yes			10/10/2025 10/13/2025	9/1/2025 10/6/2025 10/13/2025 10/17/2025	10/01/2025	10/09/2025	10/17/2025	7015408	10/14/2025 10/22/2025		10/17/2025	Spectrum Metronet KMTel	10/18/2025 11/21/2025	10/22/2025 11/21/2025	complete	06/01/2026						
Prairie Ridge P1 part 1a	Prairie Ridge DR NW	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	0	multi-unit bldgs	no			10/10/2025 10/13/2025	9/1/2025 10/6/2025 10/13/2025 10/17/2025	10/01/2025	10/09/2025	10/17/2025	7015571	NA - commercial extension	NA	10/17/2025	Spectrum Metronet KMTel	10/18/2025	04/28/2026	in process							
IN PROGRESS OR AWAITING DEVELOPER TO BE READY FOR DRY UTILITY INSTALLATION																																
Prairie Ridge P1 part 1b remaining south portion of 2025 map (scope change 10/18/2025 to include Goldenrod PL (scope change 1/5/2026, only part for winter 2026) (Remaining scope that was ready at the end of 2025))	Waiting on sanitary sewer issue and clearing of obstructions from utility easement and boulevard Goldenrod PL NW	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	39	39	yes			10/10/2025 10/13/2025	9/1/2025 10/6/2025 10/13/2025 10/17/2025	10/01/2025	10/09/2025	10/17/2025	7015408	10/14/2025 10/22/2025		10/17/2025	Spectrum Metronet KMTel	10/18/2025 11/21/2025	10/22/2025 11/21/2025								
Prairie Ridge P2 (scope change 2025-10-26 added 3 buildings on Sage)	Susan Kay, Sage, for sale row homes, Switchgrass CT, single family Sanitary sewer issue on Sage.	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	61	61	37 yes and 24 no			11/15/2025 11/7/2025	end Nov 2025	10/15/2025	11/05/2025	11/12/2025	7015583	11/17/2025			Spectrum Metronet KMTel	11/14/2025 11/21/2025 UE grading at incomplete intersections		not yet							
Hadley Creek Estates 6	Hadley Creek DR NE	Farmland Inc. Craig Johnson	Adam Pleschourt	Widseth	J-5642	05/19/2025	05/22/2025	4	4	no				late 2025 2026	Existing	Existing	Existing	7015402	yes	NA		Spectrum Metronet	04/28/2026	failed 4/29					A&A RPU only			
Badger Heights P1C	35 ST NW, Millett PL NW	Ian Peterson Integrate Properties, West 34 Partners, Jeff Brown	Ben Palazzolo	Alliant Engineering	J-5656	09/08/2025	09/04/2025	17	19	no			06/15/2026	2026	35 ST 11/7/2025	35 ST 11/12/2025	35 ST 11/17/2025					Spectrum Metronet										
Badger Heights P2	35 ST NW, Balfour PL NW	Ian Peterson Integrate Properties, West 34 Partners, Jeff Brown	Ben Palazzolo	Alliant Engineering			09/04/2025	32	32	no			06/17/2026																			
Mercy Hill P3	Winesap DR NW	Farmland Inc. Craig Johnson	Daren Meier	Widseth	J-5652	09/08/2025	09/05/2025	50	50	no				07/06/2026					7015406				Spectrum Metronet									
Harvestview 8	Lavender DR NW	Bigelow Homes	Kyle Skov	WHKS	J-5501	09/22/2025	09/24/2025	36	36	no			bef 7/15/2026	07/15/2026					7015474				Spectrum Metronet									
Prairie Ridge P3N (2026)	Sage DR NW, town/row homes for sale & rent.	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	101	101	yes			07/15/2026	2026					7015660				Spectrum Metronet KMTel									
Prairie Ridge P3S (2026)	Prestwick CT NW, single family lots	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	27	27	no			07/15/2026	2026	11/01/2025							Spectrum Metronet KMTel										
Stonebrooke 6th - part 2	Stone Lake Dr SE	Stonebrooke of Rochester, ATTN: Peter Dunlap 695 Country Road 19, Mound MN 5534	Mark Welch	G-Cubed	J-5647	08/07/2025	08/12/2025	65	65	yes																						
Creekview Meadows Third	18th ST SE	Randy Reynolds	Bill Tointon	WSE	J-5659	09/08/2025	10/02/2025	26	26	no									7015671	invoiced 10/3/2025												
Pebble Creek 6	Kingsbury & Gatehouse DR NW	Lennar	Tyler Mandler	WSE	J-5667	04/06/2026	04/17/2026	98	98	no				2026					7015460				Spectrum Metronet KMTel									
Savannah @ Rochester only Alpha Pkwy will be joint	Alpha Pkwy NW, rental row home complex, (2026-2027)	Stoneleigh (Tim Cavanaugh)	Ryan Hermes	Widseth	J-5668	04/20/2026	04/30/2026	178	2	commercial apt bldgs private & public streets				2026					7015409									May not be joint, need to confirm with MERC				
London Brook Ponds	16th Ave SE		Mark Welch	G-Cubed	J-5641			50	50	yes																						
Century Valley 5	Bella Vista LN NE	R Fleming Construction (Bob Fleming)	Jenna Obernolte	SEH				16	16	no																						
Ridgestone Estates	Ridgestone ST SW		Dan Zemke	WSE	J-5633			8	8	no																						
Cy's Place P1 (Medical Rentals)	Ashland DR NW			Widseth	J-5623																											
Westbury P1	Gatehouse DR NW	Bigelow Homes	Kyle Skov	WHKS	J5671			105	91 (plus 14 on hold)	no									7015410				Spectrum Metronet KMTel									
Westbury P2	Gatehouse DR NW	Bigelow Homes		WHKS				94	94	no													Spectrum Metronet KMTel									
West Meadows (aka Meadow Lakes West)	70 45 AVE SW	ML Group I LLC	Dan Fitzpatrick	Premiere Artisan																												
Pebble Creek 7	town/row houses	Lennar	Tyler Mandler	WSE																			Spectrum Metronet KMTel									
Del Webb	W of 45th Ave SW																															
Preserve of Maywood PH 2	Maywood CT SW	Mark Hanson	Mark Welch	G-Cubed				55	55	no																						
The Meadow at Fox Valley	19 ST NW	DR Horton, Inc. D Ridgeway M Suel		Alliant Engineering				490	490	no																						
Century Village P2	Century Village LN NE	R Fleming Construction (Bob Fleming)	Jenna Obernolte	SEH	J-5591																											
Pebble Creek ?	61 AVE NW	Lennar		WSE																			Spectrum Metronet KMTel									
Pebble Creek ? (P2SE)	Behrens LN NW	Lennar		WSE																			Spectrum Metronet KMTel									
Pebble Creek ? (P2SW)	Cty RD 158 NW	Lennar		WSE																			Spectrum Metronet KMTel									

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Pebble Creek ? (P2NW)	Cty RD 158 NW	Lennar		WSE																		Spectrum Metronet KMTL											
Morris Hills 4	Stone Point DR NE							19	19	no								7014086															
Danielson rental complex	55 ST NW, commercial town/row house rental complex			WSE														7015412															
Ridgeview Manor 7 redesign has delayed	Ridgeview DR NW	Bigelow Homes		WSB	J-5437			10-15	10-15	no								7014064															
Arboretum rental complex	Arboretum DR NW, commercial town/row house rental complex	FY1 - land for sale July 2025, project dead?																7014747															