

ROCHESTER RESIDENTIAL SUBDIVISION READINESS TRACKING																															
Revision Date					FOR GENERAL INFORMATION ONLY																										
Project Information					City Contracts		Construction Initiation	Development Characteristics				Developer Projected Dates		Actual Completion Dates			Dry Utilities Process														
Community Development					RPW		Developer	Developer				Developer		RPW			RPU			MERC	Comms	RPU			Joint Trench (NPL)				RPU		
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)	Projected Date 1st lift of blackout complete	Projected Date Ready for dry utilities INSPECTION	Sewer and Water Complete	Curb Complete	1st lift of blackout 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 Est. Start Date	RPU Equipment Install Completion Date	
2026																															
Prairie Ridge P1 part 1b	Fescue DR NW Goldenrod PL NW Sanitary sewer issues fixed.	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	74	74	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	will bill and pay after	10/17/2025	Spectrum Metronet KMTel	10/18/2025 11/21/2025	10/22/2025 11/21/2025	complete	06/01/2026		partially done winter 2026	07/31/2026			
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	complete			mostly done	partial complete 6/17/2026	partial complete 7/10/2026		
Prairie Ridge P2	Susan Kay, Sage, for sale row homes, Switchgrass CT, single family Sanitary sewer issues fixed.	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	complete	06/25/2026	06/22/2026	in process		partial complete 7/23/2026		
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	17 plus 2 large commercial	no		06/19/2026	06/26/2026	35 ST 11/7/2025	35 ST 11/12/2025	35 ST 11/17/2025	7015980	07/21/2026			Spectrum Metronet	06/25/2026	07/08/2026	complete	08/03/2026						
Stonebrooke 6th Phase 2	Stone Lake Dr SE	Stonebrooke of Rochester-Peter Dunlap	Mark Welch	G-Cubed	J-5647	08/07/2025	08/12/2025	25	25	yes		07/01/2026	07/08/2026	05/22/2026	06/19/2026	07/08/2026	7015668	Paid-2025			Spectrum Metronet	07/08/2026	07/13/2026		08/03/2026						
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	06/09/2026	06/26/2026	07/03/2026	7015406	07/23/2026			Spectrum Metronet	07/17/2026	07/22/2026								
Creekview Meadows Third	18th ST SE	Randy Reynolds	Bill Tointon	WSE	J-5659	09/08/2025	10/02/2025	26	26	no		07/06/2026	07/13/2026	07/09/2026	06/18/2026	Per Kyle M by July 17	7015671	07/06/2026			Spectrum Metronet	07/20/2026	07/21/2026								
Badger Heights P2	35 ST NW, Balfour PL NW	Ian Peterson Integrate Properties, West 34 Partners, Jeff Brown	Ben Palazzolo	Alliant Engineering	J-5656	09/08/2025	09/04/2025	32	32	no		07/31/2026		06/25/2026	07/03/2026	07/10/2026	7015981	07/21/2026			Spectrum Metronet	07/24/2026									
Harvestview 8	Lavender DR NW	Bigelow Homes (Schumacher Excavating)	Kyle Skov	WHKS	J-5501	09/22/2025	09/24/2025	36	36	no		by 7/10/2026	07/15/2026	06/25/2026	per Kyle Skov by July 17	Per Kyle M By July 24	7015474	06/25/2026			Spectrum Metronet	07/24/2026	07/27/2026								
IN PROGRESS OR AWAITING DEVELOPER TO BE READY FOR DRY UTILITY INSTALLATION																															
Preserve of Mayowood - Rita Street	Rita ST SW	Mark Hanson	Mark Welch	G-Cubed	J-5595	05/04/2026		21	21	no		08/20/2026		06/29/2026	per Mark Welch mid-July		7016328				Spectrum Metronet										
Preserve of Mayowood Phase 2B		Mark Hanson	Mark Welch	G-Cubed				34	34	no																					
Pebble Creek 6, part A (north)	Kingsbury DR NW & cul-de-sac	Lennar	Tyler Mandler	WSE	J-5667	04/06/2026	04/17/2026	15	15	no		07/15/2026		07/10/2026			7015460				Spectrum Metronet KMTel										
Pebble Creek 6, part B (remaining)	Gatehouse DR NW	Lennar	Tyler Mandler	WSE	J-5667	04/06/2026	04/17/2026	83	83	no		08/15/2026					7015460				Spectrum Metronet KMTel										
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	07/24/2026				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	07/24/2026	11/01/2025			7015790				Spectrum Metronet KMTel										
Westbury P1A	Gatehouse DR NW	Bigelow Homes	Kyle Skov	WHKS	J5671	06/01/2026	06/10/2026	18	18	no			late summer 2026								Spectrum Metronet KMTel										
Westbury P1B	Lionheart DR NW	Bigelow Homes	Kyle Skov	WHKS	J5671	06/01/2026	06/10/2026	62	62 (14 on hold)	no			mid fall 2026								Spectrum Metronet KMTel										
Savannah @ Rochester only Alpha Pkwy will be joint	Alpha Pkwy NW, rental row home complex, (2026-2027)	Stoneleigh (Tim Cavenaugh)	Ryan Hermes	Widseth	J-5668	04/20/2026	04/30/2026	178	2	commercial apt bldgs private & public streets		Sept 2026	Sept 2026				7015409								May not be joint, need to confirm with MERC						
Pebble Creek 7	town/row houses	Lennar	Tyler Mandler	WSE			estimated summer/fall 2026			all but 5, to the row or road outlot											Spectrum Metronet KMTel										
London Brook Ponds - PH1	16th Ave SE		Mark Welch	G-Cubed	J-5641	07/20/2026		20 Res. 2 Commercial	22	yes			Fall '2026						will not pay winter charges												
Century Valley 5	Bella Vista LN NE	R Fleming Construction (Bob Fleming)	Jenna Obernolte	SEH				16	16	no																					
Westbury P1C	Westcott AVE NW	Bigelow Homes	Kyle Skov	WHKS	J5671	06/01/2026	06/10/2026	62	62 (plus 14 on hold)	no			spring 2027								Spectrum Metronet KMTel										
Ridgestone Estates	Ridgestone ST SW		Dan Zemke	WSE	J-5633			8	8	no																					
West Meadows (aka Meadow Lakes West)	70 45 AVE SW	ML Group I LLC	Dan Fitzpatrick	Premiere Artisan																											
Del Webb	W of 45th Ave SW				J-5682	07/20/2026																									
Creekview Meadows 4th	18th ST SE	Randy Reynolds																													
The Meadow at Fox Valley	19 ST NW	DR Horton, Inc. D Ridgeway M Suel		Alliant Engineering				490	490	no																					
Westbury P2	Wesbury RD NW	Bigelow Homes	Kyle Skov	WHKS				116	116	no			spring 2028								Spectrum Metronet KMTel										
Century Village P2	Century Village LN NE	R Fleming Construction (Bob Fleming)	Jenna Obernolte	SEH	J-5591																										
Pebble Creek 8	61 AVE NW	Lennar		WSE					134	no											Spectrum Metronet KMTel										
Pebble Creek 9	61 AVE NW	Lennar		WSE					143	no											Spectrum Metronet KMTel										
Pebble Creek 10	61 AVE NW	Lennar		WSE					59	no											Spectrum Metronet KMTel										

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Cy's Place P1 (Medical Rentals)	Ashland DR NW			Widseth	J-5623																									
Pebble Creek ? (PSE)	Behrens LN NW	Lennar		WSE																	Spectrum Metronet KMTel									
Pebble Creek ? (PSW)	Cty RD 158 NW	Lennar		WSE																	Spectrum Metronet KMTel									
Pebble Creek ? (PNW)	Cty RD 158 NW	Lennar		WSE																	Spectrum Metronet KMTel									
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													