

ROCHESTER RESIDENTIAL SUBDIVISION READINESS TRACKING

FOR GENERAL INFORMATION ONLY

Revision Date April 17, 2026

Project Information					City Contracts		Construction Initiation	Development Characteristics					Developer Projected Dates		Actual Completion Dates			Dry Utilities Process														
Community Development					RPW		Developer	Developer					Developer		RPW			RPW			MERC		Comms		RPW			Joint Trench (NPL)			RPW	
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 #	RPW 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 RPW Staking Complete	Tentative Joint Start Date	Actual Joint Start Date	Joint Trench Status	Estimated Joint Completion Date	RPW Equipment Install Start Date	RPW Equipment Install Completion Date	
2025 total								394		291																						
Prairie Ridge P1 part 1b <i>(scope change 10/18/2025 to include Goldenrod PL) (scope change 1/5/2026, only part for winter 2026)</i>	Fescue, 1 blk Bentgrass for sale & rent row homes	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	45	45	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	01/20/2026			in process - water service locate boxes located in middle of UE, stakes wiped out		03/04/2026	
IN PROGRESS OR AWAITING DEVELOPER TO BE READY FOR DRY UTILITY INSTALLATION																																
Hadley Creek Estates 5th (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	6	6	no			09/25/2025	10/01/2025	09/08/2025	09/17/2025	10/03/2025	7015146	10/03/2025	NA	10/28/2025	Spectrum Metronet	10/04/2025	10/06/2025	10/27/2025	04/16/2026	04/16/2026	Split (MERC has DNR permit, RPW will need to bore creek separate)				
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						
Prairie Ridge P1 part 1b continued <i>(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)</i>	Waiting on sanitary sewer issue and clearing of obstructions from utility easement and boulevard	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	72	73	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	05/15/2026						
Prairie Ridge P1 part 2 <i>(scope change 2025-10-26 added 3 buildings on Sage, renamed part 2 from part 3)</i>	Susan Kay, Sage, for sale row homes, Switchgrass CT, single family	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								
Prairie Ridge P1 part 1a <i>(2025-10-03 proposed change from GDP required electric design change)</i>	Prairie Ridge DR NW & Bentgrass to Sage	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	0	4 future multi-unit bldgs, maybe	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	NEEDS ROW PINS & STAKES								
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	12/03/2025	not yet								
Hadley Creek Estates 5B	Hadley Hills DR NE	Farmland Inc. Craig Johnson	Adam Pleschourt	Widseth	J-5626 subd. J-5646 bridg	05/19/2025	05/22/2025	7	7	no			late 2025 2026		11/06/2025	11/13/2025	11/17/2025	7015146	partial payment 12/4/2025	NA		Spectrum Metronet	12/02/2025		waiting on DNR permit							
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										
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	66	66	yes																						
Harvestview 8	Lavender DR NW	Bigelow Homes	Kyle Skov	WHKS	J-5501	09/22/2025	09/24/2025	36	36	no				June 2026					7015474			Spectrum Metronet										
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										
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										
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			07/31/2026	07/18/1905																		
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												
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			178	2	commercial apt bldgs private & public streets				2026					7015409													
London Brook Ponds	16th Ave SE		Mark Welch	G-Cubed	J-5641			50	50	yes				2026																		
Century Valley 4 P2	Bella Vista LN NE	R Fleming Construction (Bob Fleming)	Jenna Obernolte	SEH						no																						
Pebble Creek P1A	W Kingsbury & Gatehouse	Lennar	Tyler Mandler	WSE	J-5667			98	98	no									7015460			Spectrum Metronet KMTel										
Ridgestone Estates	Ridgestone ST SW		Dan Zemke	WSE	J-5633			8	8	no																						
Ridgeview Manor 7	Ridgeview DR NW	Bigelow Homes		WSB	J-5437			35	35	no									7014064													
Cy's Place P1 (Medical Rentals)	Ashland DR NW			Widseth	J-5623																											
Westbury P1	Gatehouse DR NW	Bigelow Homes		WHKS				122	122	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 ? (P1N)	61 AVE NW	Lennar		WSE	J-5667														7015460			Spectrum Metronet KMTel										

ROCHESTER RESIDENTIAL SUBDIVISION READINESS TRACKING

FOR GENERAL INFORMATION ONLY

Revision Date April 17, 2026

Project Information					City Contracts		Construction Initiation	Development Characteristics					Developer Projected Dates		Actual Completion Dates			Dry Utilities Process															
Community Development					RPW		Developer	Developer					Developer		RPW			RPW			MERC	Comms	RPW			Joint Trench (NPL)				RPW			
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 #	RPW 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 RPW Staking Complete	Tentative Joint Start Date	Actual Joint Start Date	Joint Trench Status	Estimated Joint Completion Date	RPW Equipment Install Start Date	RPW Equipment Install Completion Date		
Pebble Creek ? (P1NE)	town/row houses	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											
Pebble Creek ? (P2NW)	Cty RD 158 NW	Lennar		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																												
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															
Arboretum rental complex	Arboretum DR NW, commercial town/row house rental complex	FY1 - land for sale July 2025, project dead?																7014747															