

# **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)

Revision Date	January 15, 2026
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December 19, 2025 to January 5, 2026 - NPL  
off site, no installation work

printed 1/15/2026

ROCHESTER RESIDENTIAL SUBDIVISION READINESS TRACKING

FOR GENERAL INFORMATION ONLY

December 19, 2025 to January 5, 2026 - NPL  
off site, no installation work

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)	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 Est. Start Date	RPU Equipment Install Completion Date	
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 Mayowood PH 2	Mayowood 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																											
Century Valley 4 P2	Bella Vista LN NE	R Fleming Construction (Bob Fleming)	Jenna Obernolte	SEH						no																						
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	FYI - land for sale July 2025, project dead?																7014747														