

# **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

Revision Date January 15, 2026

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		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 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						
Cassidy Farms 1	Stonehedge DR NE	Meier Companies (Paul Meier)	Craig Britton	Widseth	J-5555	08/19/2024	10/07/2024	43	43	no								09/29/2025	Yes	09/17/2025	09/18/2025	7014087	10/02/2025	bill for rock after	10/28/2025	Spectrum Metronet	10/01/2025	10/02/2025	10/08/2025	11/10/2025	11/11/2025	crew 1	complete	1/21/2025	Some Settling issues due to thaw required restoration	01/07/2026	
					J-5638	04/21/2025	05/28/2025																														
Hadley Creek Estates 5A	Hadley Creek DR NE	Farmland Inc. Craig Johnson	Adam Pleschourt	Widseth	J-5626 subd. J-5646 bridg	05/19/2025	05/22/2025	50	50	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	11/06/2025	crew 2		complete	11/26/2025	12/22/2025	waiting on some finishing issues					
Badger Heights P1A&B	Worrell CT NW	Ian Peterson Integrate Properties, West 34 Partners, Jeff Brown	Ben Palazzolo	Alliant Engineering	J-5656	09/08/2025	09/04/2025	35	35	no			10/27/2025	10/30/2025	10/30/2025	10/27/2025	11/05/2025	7015411	11/12/2025	will bill and pay after	11/17/2025	Spectrum Metronet	11/10/2025	11/13/2025	11/21/2025	11/20/2025	12/01/2025	in process	01/16/2026								
2025 total																																					
Prairie Ridge P1 part 1b (scope change 10/18/2025 to include Goldenrod PL) (scope change 1/5/2026, only part for winter 2026)	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	117	118	yes			10/10/2025 10/13/2025 10/17/2025	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 KMTTEL	10/18/2025 11/21/2025	10/22/2025 11/21/2025	complete	01/20/2026											
Stonebrooke 6th - part 1	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			yes			11/07/2025	East Half 10/15	East Half 11/6	East Half 11/12	7015668					11/20/2025	11/21/2025		Developer opting for spring 2026 start												
Prairie Ridge P1 part 2 (scope change 2025-10-26 added 3 buildings on Sage, renamed part 2 from part 3)	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 KMTTEL	11/14/2025 11/21/2025	UE grading at incomplete intersections												
Prairie Ridge P1 part 1a (2025-10-03 proposed change from GDP required electric design change)	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 10/17/2025	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 KMTTEL	10/18/2025	NEEDS ROW PINS & STAKES		Developer opting for spring 2026 start											
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	will need to wait until snow melts		Developer opting for spring 2026 start												
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	will need to wait until snow melts		Developer opting for spring 2026 start												
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	72	72	yes																											
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	no			2026	35 ST 11/7/2025	35 ST 11/12/2025	35 ST 11/17/2025																					
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																				
Harvestview 8	Lavender DR NW	Bigelow Homes	Kyle Skov	WHKS	J-5501	09/22/2025	09/24/2025	36	36	no			June 2026				7015474																				
Prairie Ridge P2N (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			2026				7015660																				
Prairie Ridge P2S (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																											

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Pebble Creek ? (P2SW)	Cty RD 158 NW	Lennar		WSE																											
Pebble Creek ? (P2NW)	Cty RD 158 NW	Lennar		WSE																											
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 Sue	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													