

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

ROCHESTER RESIDENTIAL SUBDIVISION READINESS TRACKING

FOR GENERAL INFORMATION ONLY

Revision Date September 10, 2025

Project Information					City Contracts		Construction Initiation	Development Characteristics					Developer Projected Dates		Actual Completion Dates			Dry Utilities Process													
Community Development					RPW		RPW or Developer	Developer					Developer		RPW			RPW		MERC	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 Conditions, Winter Charges Deposit/Invoice Paid	MERC Utility Contract Signed & Charges Paid Date	Date Inspection Form Received	Date Inspection Passes	Staked	Tentative Joint Start Date	Actual Joint Start Date	Joint Trench Status	Estimated Joint Completion Date	RPW Equipment Install Est. Start Date	RPW Equipment Install Completion Date	
Mercy Hill	Winesap DR NW	Famland Inc.	Adam Pieschourt	Widtheth				39	39	no								7014092	Yes	na		10/11/2024	10/16/2024	yes			COMPLETE			05/01/2025	
Ponds of Highland 1B	Noble DR NW & 50 AVE NW		Mark Welch	G-Cubed				39	27 SF lots, 12 TH lots	12								7014258	Yes	na		11/01/2024	10/30/2024	yes	12/02/2024		COMPLETE			05/01/2025	
Century Valley 4 - P1	Bella Terra RD NE	R Fleming Construction (Bob Fleming)	Bill Anderson, Jenna Obermolte	SEH				28	28	no								7014961	Yes	01/03/2025		11/12/2024	11/12/2024	yes	01/20/2025		COMPLETE			04/08/2025	
Century Village	Silver Creek RD NE	R Fleming Construction (Bob Fleming)	Bill Anderson, Jenna Obermolte	SEH				64	16, 4 unit blds	yes								7014951	Yes	na		November 7 2024	April? 2025	yes	05/12/2025		COMPLETE			06/26/2025	
Ponderosa Pines-Phase 1	Ponderosa PL & 14th Ave SW	Pine South West LLC (Dragon Kocic)	Dan Zemke	WSE				12	12	no					Yes (both phases)	Yes (P1 only)	Yes (P1 only)	7014733	Yes	01/30/2025		12/04/2024	12/05/2024	yes			COMPLETE			03/20/2025	
Oak Ridge Villas	20th St SW & 3rd Ave	Pike Design-Mark Pike	Bill Tointon	WSE Massy				6	6	no			N/A	Spring 2025				7015273	04/04/2025	N/A		04/16/2025	04/16/2025	yes			COMPLETE		05/09/2025	05/13/2025	
Scenic Oaks West 3rd - phase 1	Bentley Dr SW	Mark Hanson	Mark Welch	G-Cubed				46	46	no								7014705	Yes			11/21/2024	11/21/2024	yes			COMPLETE		08/25/2025	09/03/2025	
Scenic Oaks West 3rd - Phase 2	Scenic Dr SW	Mark Hanson	Mark Welch	G-Cubed	J-5611	08/19/2024	08/20/2024								Yes			7014705	11/25/2024	Invoice Sent after installation		Never Received	Never Received	yes			COMPLETE				
Harvest West	56 ST NW	Bigelow Homes	Mark Welch	G-Cubed	J-5579	05/20/2024	05/09/2024	43	43	yes				July 2025	Yes	waived, no curb	no blacktop - private concrete	7014623	Yes	NA	06/07/2024			yes	07/28/2025	07/28/2025	COMPLETE	08/13/2025	09/04/2025	09/05/2025	
Ponderosa Pines-Phase 2	Ponderosa PL & 14th Ave SW	Pine South West LLC (Dragon Kocic)	Dan Zemke	WSE			05/27/2025	14	14	no			late Aug 2025	Yes (both phases)				7015446	05/29/2025	08/19/2025	08/12/2025	08/21/2025	08/21/2025	yes	08/25/2025		In progress	09/08/2025	09/10/2025		
Sunrise Ave Subdivision	Sunrise Ave SE	Upside Development LLC	Mark Welch	G-Cubed	J-5629	06/16/2025	06/10/2025	8	8	no			6/1 2025					7015506	07/25/2025	N/A	06/03/2025										
Cassidy Farms 1	Stonehedge DR NE	Meier Companies (Paul)	Craig Britton	Widtheth	J-5555	08/19/2024	10/07/2024	43	43	no			09/29/2025	Yes				7014087													
Cassidy Farms 2	Stonehedge DR NE	Meier Companies (Paul)	Craig Britton	Widtheth	J-5638	04/21/2025	05/28/2025						end of Sept 2025	yes according to Mark Welch				7015405													
Ponds of Highland C	Noble DR NW & King Arthur LN NW		Mark Welch	G-Cubed	J-5574	09/09/2024	04/17/2025	31	31	no			end of Sept 2025					7015405													
Ponds of Highland D	cul-de-sac S of Queens DR NW, townhomes		Mark Welch	G-Cubed	J-5574	09/09/2024	04/17/2025	18	18	yes			end of Sept 2025					7015634													
Hadley Creek Estates 5A	Hadley Hills DR NE	Famland Inc. Craig Johnson	Adam Pieschourt	Widtheth	J-5626 subd. J-5646 brdg	05/19/2025	05/22/2025	52	52	no			10/01/2025	10/01/2025				7015146													
Prairie Ridge P1 part 1	Prairie Ridge DR NW & Bentgrass to Sage	San Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Alliant Engineering		J-5630	06/16/2025	06/13/2025	0	future 6 apt bldg	no			Oct 2025	Oct 2025				7015571													
Prairie Ridge P1 part 1b	Fescue, 1 blk Bentgrass for sale & rent row homes	San Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Alliant Engineering		J-5630	06/16/2025	06/13/2025	83	84	yes			Oct 2025	Oct 2025				7015408													
Stonebrooke 6th	Stone Lake Dr SE		Mark Welch	G-Cubed	J-5647	08/07/2025	08/12/2025	72	72	yes			11/07/2025																		
Prairie Ridge P1 part 2	Goldenrod, 1 blk Sage, for sale row homes	San Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Alliant Engineering		J-5630	06/16/2025	06/13/2025	46	46	yes			10/15/2025	end Oct 2025				7015402													
Prairie Ridge P1 part 3	Susan Kay for sale row homes, Switchgrass CT, single family	San Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Alliant Engineering		J-5630	06/16/2025	06/13/2025	49	49	45 yes and 24 no			11/15/2025	end Nov 2025				7015583													
Hadley Creek Estates 6	Hadley Creek DR NE	Famland Inc. Craig Johnson	Adam Pieschourt	Widtheth	J-5642	05/19/2025	05/22/2025	4	4	no			late 2025					7015402													
Hadley Creek Estates 5B	Hadley Hills DR NE	Famland Inc. Craig Johnson	Adam Pieschourt	Widtheth	J-5626 subd. J-5646 brdg	05/19/2025	05/22/2025	5	5	no			late 2025					7015146													
Rose Dr Subdivision	Rose Dr SE	First Homes	Dan Zemke	WSE	NA	NA		6	6	no			existing street																		
Badger Heights P1ABB	35 ST NW, Alpha Pkwy & Valleyhigh	San Peterson Integrate Properties, West 34 Partners, Jeff Brown	Ben Palazzolo	Alliant Engineering	J-5656		09/04/2025	35	35	no			Dec 2025					7015411													
Badger Heights P1C	35 ST NW, Alpha Pkwy & Valleyhigh	San Peterson Integrate Properties, West 34 Partners, Jeff Brown	Ben Palazzolo	Alliant Engineering	J-5656		09/04/2025	17	17	no			2026					7015411													
Mercy Hill P3	Winesap DR NW	Famland Inc. Craig Johnson	Daren Meier	Widtheth	J-5652		09/05/2025	50	50	no			07/06/2026					7015406													
Savannah rental complex (2026-2027)	Badger Hills Dr NW, commercial apt building complex	Stoneleigh (Tim Cavanaugh)		Widtheth				178	1	NA			2026					7015409													
Prairie Ridge P2N (2026)	Sage DR NW, town/row homes for sale & rent	San Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Alliant Engineering		J-5630	06/16/2025		98	98	yes			2026																		
Prairie Ridge P2S (2026)	Prestwick CT NW, single family lots	San Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Alliant Engineering		J-5630	06/16/2025		27	27	no			2026																		
Pebble Creek 6 (P1N & P1S)	61 AVE NW	Lennar		WSE														7015460													
Century Village P2	Century Village LN NE	R Fleming Construction (Bob Fleming)	Jenna Obermolte	SEH	J-5591	06/17/2024																									
Century Valley 4 P2	Bella Vista LN NE	R Fleming Construction (Bob Fleming)	Jenna Obermolte	SEH																											
Badger Heights P2	35 ST NW	Jeff Brown	Alliant Engineering	J-5656				32	32	no																					
Harvestview 8	Lavender DR NW	Bigelow Homes		WHKS	J-5501			36	36	no								7015474													
Ridgeview Manor 7	Ridgeview DR NW	Bigelow Homes		WSB	J-5437			35	35	no								7014064													
Cy's Place P1 (Medical Rentals)	Ashland DR NW			Widtheth	J-5623																										
Creekview Meadows Third	18th ST SE	Randy Reynolds	Bill Tointon	WSE	J-5659			24	24	no																					
London Brook Ponds	16th Ave SE		Mark Welch	G-Cubed	J-5641			50	50	yes			2026																		
Ridgestone Estates	Ridgestone ST SW		Dan Zemke	WSE	J-5633			8	8	no																					
Westbury P1	Gatehouse DR NW	Bigelow Homes		WHKS				122	122	no								7015410													
Westbury P2	Gatehouse DR NW	Bigelow Homes		WHKS				94	94	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													
Pebble Creek 7 (P1NE)	town/row houses	Lennar		WSE																											
Pebble Creek 7 (P2SE)	Behrens LN NW	Lennar		WSE																											

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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 Conditions, Winter Charges Deposit/Invoice Paid	MERC Utility Contract Signed & Charges Paid Date	Date Inspection Form Received	Date Inspection Passes	Staked	Tentative Joint Start Date	Actual Joint Start Date	Joint Trench Status	Estimated Joint Completion Date	RPW Equipment Install Est. Start Date	RPW Equipment Install Completion Date		
Pebble Creek ? (P2SW)	Cty RD 158 NW	Lennar		WSE																												
Pebble Creek ? (P2NW)	Cty RD 158 NW	Lennar		WSE																												
Del Webb	45th Ave. SW	?	?	?																												
Preserve of Maywood PH 2	Maywood CT SW	Mark Hanson	Mark Welch	G-Cubed				55	55	No																						
Arboretum rental complex	Arboretum DR NW, commercial town/row house rental complex	FY1 – land for sale July 2025, project dead?																7014747														