

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																															
Revision Date		October 24, 2025																													
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	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 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	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	
Ponds of Highland C	Noble DR NW & King Arthur LN NW	Noble Development LLC Jamie Judisch	Mark Welch	G-Cubed	J-5574	09/09/2024	04/17/2025	30	30	no			09/24/2025	9/15/2025 9/26/2025 10/01/2025	09/22/2025	09/22/2025	09/24/2025	7015405	10/01/2025	NA	10/02/2025	10/01/2025	10/01/2025	10/02/2025	10/08/2025	10/08/2025					
Ponds of Highland D (grading plan modification from original approved 4/28/2025)	cul-de-sac S of Queens DR NW, townhomes	Noble Development LLC Jamie Judisch	Mark Welch	G-Cubed	J-5574	09/09/2024	04/17/2025	20	20	mixed, private road			09/24/2025	9/15/2025 9/26/2025 10/01/2025	09/22/2025	09/22/2025	09/24/2025	7015634	10/01/2025	NA	10/02/2025	10/01/2025	10/2/2025	10/08/2025	10/24/2025						
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	NA	sent to developer 10/26	10/01/2025	10/02/2025	10/08/2025	11/03/2025						
Cassidy Farms 2					J-5638	04/21/2025	05/28/2025																								
Hadley Creek Estates 5A	Hadley Hills 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		7015146	10/03/2025		MERC to have ready to send out soon.	10/04/2025	10/06/2025								
Rose Dr Subdivision	Rose Dr SE	First Homes Justin Voss	Dan Zemke	WSE	NA	NA		6	6	no			existing street		Existing	Existing	Existing	7015669	10/20/2025		done	10/10/2025	10/10/2025	10/10/2025	RPU Only		NOT NPL JOINT				
Prairie Ridge P1 part 1b (scope change 10/18/2025 to include Goldenrod PL)	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	9/1/2025 10/6/2025 10/13/2025 10/17/2025	10/01/2025	10/09/2025		7015408	10/14/2025 10/22/2025		10/17/2025	10/18/2025	10/22/2025								
Prairie Ridge P1 part 1a 2025-10-03 proposed change from GDP requires 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	9/1/2025 10/6/2025 10/13/2025 10/17/2025	10/01/2025	10/09/2025		7015571	NA - commercial extension		10/17/2025	10/18/2025	10/22/2025 *will need re-inspection of ROW staking in spring								
NOT READY - NOT SCHEDULED																															
Sunrise Ave Subdivision	Sunrise Ave SE	Upside Development LLC	Mark Welch	G-Cubed	J-5629	06/16/2025	06/10/2025	8	8	no			Oct 3 2025	9/15/2025 Oct 2025	complete per Welch 10/8	09/19/2025	per Welch 10/10	7015506	7/25/2025 10/21/2025	10/21/2025	06/03/2025	10/16/2025	grading not complete				NOT NPL JOINT	NPL done with gas on 10/7/2025			
Badger Heights P1A&B	35 ST NW, Alpha Pkwy & Valleyhigh	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				7015411			MERC to have ready to send out soon.										
Stonebrooke 6th	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				11/07/2025				7015668													
Prairie Ridge P1 part 2	Goldenrod, 1 blk Sage, for sale row homes	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	46	46	yes			10/15/2025	end Oct 2025				7015660													
Prairie Ridge P1 part 3	Susan Kay 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	49	49	45 yes and 24 no			11/15/2025	end Nov 2025				7015583													
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												
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				7015146													
Badger Heights P1C	35 ST NW, Alpha Pkwy & Valleyhigh	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				7015411													
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	98	98	yes				2026																	
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				2026																	
Badger Heights P2	35 ST NW	Jeff Brown	Ben Palazzolo	Alliant Engineering	J-5656	09/08/2025	09/04/2025	32	32	no																					
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				178	2	commercial apt bldgs private & public streets				2026				7015409													
Pebble Creek 6 (P1N & P1S)	61 AVE NW	Lennar		WSE														7015460													
London Brook Ponds	16th Ave SE		Mark Welch	G-Cubed	J-5641			50	50	yes				2026						will not pay winter charges											
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													
Westbury P2	Gatehouse DR NW	Bigelow Homes		WHKS				94	94	no																					
West Meadows (aka Meadow Lakes West)	70 45 AVE SW	ML Group I LLC	Dan Fitzpatrick	Premiere Artisan																											
Pebble Creek ? (P1NE)	town/row houses	Lennar		WSE																											
Pebble Creek ? (P2SE)	Behrens LN NW	Lennar		WSE																											

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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 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																										
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	FY1 - land for sale July 2025, project dead?																7014747												

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