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ROCHESTER RESIDENTIAL SUBDIVISION READINESS TRACKING

FOR GENERAL INFORMATION ONLY

Revision Date November 2, 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			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	Streets Private, Public, or Mix	Total Number of Housing Units	Number of Buildable Parcels	Envelope parcels?	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	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
2025 total									403	403																			
2026 COMPLETE, IN PROGRESS, OR READY FOR JOINT UTILITY INSTALLATION																													
2026 Total to 9/1/2026									268	251																			
Pebble Creek 6, part A (north)	Kingsbury DR NW & cul-de-sac	Lennar	Tyler Mandler	WSE	J-5667	04/06/2026	04/17/2026	public	10	11	no	07/15/2026		07/10/2026	07/24/2026	07/30/2026	7015460	08/21/2026		Spectrum Metronet KMTEL	07/31/2026	pre-con held 9/10/2026	09/10/2026	9/16/2026 NPL2		complete	between 10/2 & 10/6/2026		
Badger Heights P2	35 ST NW, Balfour PL NW	Ian Peterson Integrate Properties, West 34 Partners, Jeff Brown	Ben Palazzolo	Alliant Engineering	J-5656	09/08/2025	09/04/2025	public	32	32	no	07/31/2026		06/25/2026	07/03/2026	07/10/2026	7015981	07/21/2026		Spectrum Metronet	07/24/2026	need pre-con	09/17/2026	10/1/2026 NPL1 (same crew that did P1C)	09/29/2026	complete	10/09/2026		
Preserve of Mayowood - Rita Street	Rita ST SW	Mark Hanson	Mark Welch	G-Cubed	J-5595	05/04/2026	08/28/2026	Private	21	21	no	08/20/2026	08/25/2026	06/29/2026	per Mark Welch mid-July	08/18/2026	7016328	08/17/2026	Yes	Spectrum Metronet	08/18/2026	08/20/2026	08/26/2026	10/7/2026 NPL2	10/2 - 10/6/2026	Completed	10/14/2026		
Savannah @ Rochester only Alpha Pkwy will be joint per Tom Livingston, gas only NPL crew will install ducts only with gas	Alpha Pkwy NW, 178 unit rental row home complex & clubhouse	Stoneleigh (Tim Cavenaugh)	Ryan Hermes	Widseth	J-5668	04/20/2026	04/30/2026	mix	178	2	commercial apt bldgs private & public streets	Sept 2026	9/11 - Alpha week of 9/28 - Switchgrass	08/21/2026		10/06/2026	7015409	NA - commercial extension	yes		09/11/2026			week of Oct 5 NPL gas only crew who will also install duct only (NPL1)	10/16/2026	In Process	10/26/2026 - 10/30/2026		
Pebble Creek 6, part B (remaining)	Gatehouse DR NW	Lennar	Tyler Mandler	WSE	J-5667	04/06/2026	04/17/2026	public	88	88	no	09/14/2026		07/10/2026	08/21/2026	est 9/17	7015460	10/16/2026		Spectrum Metronet KMTEL	10/01/2026			10/14/2026 (NPL2)		In Process	11/14/2026		
Westbury P1A, Gatehouse DR NW	Gatehouse DR NW	Bigelow Homes	Kyle Skov	WHKS	J-5671	06/01/2026	06/10/2026	public	18	18	no	09/15/2026	week of 10/23/2026				7015410	10/16/2026		Spectrum Metronet KMTEL	10/26/2026			week of 11/4 (NPL1)			11/14/2026		
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	public	27	27	no	07/15/2026	10/21/2026	11/01/2025			7015790	invoiced, not paid		Spectrum Metronet KMTEL	10/26/2026			11/16/2026			12/04/2026		
Prairie Ridge P3N (Agreed to wait till 1st in 2027 if needed)	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	public	60	60	yes	07/15/2026	10/21/2026	07/23/2026			7015660	invoiced, not paid		Spectrum Metronet KMTEL	10/26/2026			11/16/2026			12/04/2026		
2026 Total to 10/28/2026									814	622																			
AWAITING DEVELOPER TO BE READY FOR DRY UTILITY INSTALLATION BELOW THIS LINE																													
Del Webb Ph 1 & 2	W of 45th Ave SW	Pulte Group	Chad Onsgard	Alliant Engineering	J-5682	07/20/2026			69	69	No	10/31/2026	Fall 2026				TBD													
2026 pending + 10/28/2026 total									883	691																			
POTENTIAL 2027 BELOW THIS LINE																													
Westbury P1B, Lionhart DR NW (per developer; probably will not get curb and blacktop till spring 2027	Lionheart DR NW	Bigelow Homes	Kyle Skov	WHKS	J-5671	06/01/2026	06/10/2026	public?	23	23	no		Week of 11/6/2026				7016385			Spectrum Metronet KMTEL									
London Brook Ponds - PH1 (this is not joint trench in 2026 but may be in 2027)	16th Ave SE	Build Wealth MN LLC	Mark Welch	G-Cubed	J-5641	07/20/2026		?	20 Res. 2 Commercial	22	yes	10/31/2026	Fall '2026				7016513												
Westbury P1C, Hazel DR NW (2027 joint trench)	Westcott AVE NW	Bigelow Homes	Kyle Skov	WHKS	J-5671	06/01/2026	06/10/2026	public?	62	62 (plus 14 on hold)	no		spring 2027				7016489			Spectrum Metronet KMTEL									
Pebble Creek 7, Clearstone ST NW (2027 joint trench)	town/row houses	Lennar	Tyler Mandler	WSE	J-5684	08/03/2026	08/27/2026		100	5+	all but 5, to the road outlot						7016366			Spectrum Metronet KMTEL									
Century Valley 5 (2027 joint trench)	Bella Vista LN NE	R Fleming Construction (Bob Fleming)	Jenna Obernolte	SEH	J-5694			Public	16	16	no						7016531												
Cassidey Heights *began grading review Sept 2026*	Cassidey Ridge DR NE	Hadley Creek Partners, LLC - Dick Argue Ross Badger Jr - owner	Dan Horsch	SEH					18	18	no						7016533												
Prairie Ridge P4 (2027)	Bentgrass RD NW	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	J-5630	06/16/2025	06/13/2025	public	39	39	yes						7016492			Spectrum Metronet KMTEL									
Shannon Oaks 8	Shannon Oaks PL NE		Mark Welch	G-Cubed					25	25	no						7016536												
Morris Hills 4	Stone Point DR NE	Farmland LLC Craig Johnson	Logan Tjossem	Widseth				public	35	35	no						7014086												
Ridgestone Estates	Ridgestone ST SW		Dan Zemke	WSE	J-5633			Public	8	8	no																		
Prairie Oaks	60 ST SW	Oak Grove RST LLC	Dan Zemke	WSE	J-5676	08/17/2026			37	37	no																		
West Meadows (aka Meadow Lakes West)	70 45 AVE SW	ML Group I LLC	Dan Fitzpatrick	Premiere Artisan																									
Creekview Meadows 4th	18th ST SE	Randy Reynolds			J-5692																								
Westbury P2, Westbury DR NW (2027 or 2028 joint trench)	Wesbury RD NW	Bigelow Homes	Kyle Skov	WHKS				public?	115	115	no		partial 2027?				7016490			Spectrum Metronet KMTEL									
Pebble Creek 8 *started design review 9/1/2026*	61 AVE NW	Lennar	Tyler Mandler	WSE				public		134	no						7016488			Spectrum Metronet KMTEL									
Graham Acres P1 - 2027? *4 phases from 2027-2030*	19 ST NW & 50 AVE NW	DR Horton, Inc. D Ridgeway M Suel	Dave Nash	Alliant Engineering					213	213	no						7016537												
Pebble Creek 9 - 2028?	61 AVE NW	Lennar	Tyler Mandler	WSE				public		143	no									Spectrum Metronet KMTEL									
Pebble Creek 10 - 2028?	61 AVE NW	Lennar	Tyler Mandler	WSE				public		59	no									Spectrum Metronet KMTEL									
Preserve of Mayowood Phase 3 (Won't go until 2027 or 2028)		Mark Hanson	Mark Welch	G-Cubed				Private	34	34	no																		

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Graham Acres P2 - 2028? 4 phases from 2027-2030	19 ST NW	DR Horton, Inc. D Ridgeway M Suel	Dave Nash	Alliant Engineering					119	119	no																		
Graham Acres P3 - 2029? 4 phases from 2027-2030	19 ST NW	DR Horton, Inc. D Ridgeway M Suel	Dave Nash	Alliant Engineering					105	105	no																		
Graham Acres P4 - 2030? 4 phases from 2027-2030	19 ST NW	DR Horton, Inc. D Ridgeway M Suel	Dave Nash	Alliant Engineering					143	413	no																		
BELOW THIS LINE ARE PROJECTS THAT HAVE HAD SOME DEVELOPMENT APPLICATIONS, BUT ARE STALLED OR ON HOLD.																													
Century Village P2 - GDP only	Century Village LN NE	R Fleming Construction (Bob Fleming)	Jenna Obernolte	SEH				public																					
Cy's Place P1 (Medical Rentals) - stalled?	Ashland DR NW			Widseth	J-5623			private																					
Pebble Creek ? (P2SE) - GDP only so far	Behrens LN NW	Lennar	Tyler Mandler	WSE																Spectrum Metronet KMTEL									
Pebble Creek ? (P2SW) - GDP only so far	Cty RD 158 NW	Lennar	Tyler Mandler	WSE																Spectrum Metronet KMTEL									
Pebble Creek ? (P2NW) - GDP only so far	Cty RD 158 NW	Lennar	Tyler Mandler	WSE																Spectrum Metronet KMTEL									
Danielson rental complex stalled	55 ST NW, commercial town/row house rental complex			WSE				private									7015412												
Ridgeview Manor 7 redesign has delayed	Ridgeview DR NW	Bigelow Homes		WSB	J-5437			public	10-15	10-15	no						~~7014064~~												
Arboretum rental complex - stalled	Arboretum DR NW, commercial town/row house rental complex	FYI - land for sale July 2025, project dead?						mix									7014747												

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