

ROCHESTER RESIDENTIAL SUBDIVISION READINESS TRACKING																									
Revision Date		September 8, 2026																							
FOR GENERAL INFORMATION ONLY																									
Project Information					Development Characteristics			Developer Projected Dates		Actual Completion Dates			Dry Utilities Process												
Community Development					Developer			Developer		RPW			RPU		MERC	Comms	RPU			Joint Trench (NPL)				RPU	
Development Name	Development Address, Location	Developer Name	Consultant Contact Name	Consultant Company Name	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																									
Badger Heights P1C	35 ST NW, Millett PL NW	Ian Peterson Integrate Properties, West 34 Partners, Jeff Brown	Ben Palazzolo	Alliant Engineering	17	17 plus 2 large commercial	no	06/19/2026	06/26/2026	35 ST 11/7/2025	35 ST 11/12/2025	35 ST 11/17/2025	7015980	07/21/2026		Spectrum Metronet	06/25/2026	07/08/2026	complete	8/3/2026 NPL1	08/11/2026	mostly complete - missed span of primary, span of sec	08/24/2026	08/25/2026	30' light, span of primary, span of sec, 8/31/2026
Stonebrooke 6th Phase 2	Stone Lake Dr SE	Stonebrooke of Rochester-Peter Dunlap	Mark Welch	G-Cubed	25	25	yes	07/01/2026	07/08/2026	05/22/2026	06/19/2026	07/08/2026	7015668	Paid-2025		Spectrum Metronet	07/08/2026	07/13/2026	complete	8/3/2026 8/10/2026 NPL2	08/19/2026	complete	08/31/2026		
2026 Total to 9/1/2026					312	296																			
Creekview Meadows Third	18th ST SE	Randy Reynolds	Dan Zemke	WSE	26	26	no	07/06/2026	07/13/2026	07/09/2026	06/18/2026	07/17/2026	7015671	07/06/2026		Spectrum Metronet	07/06/2026	07/21/2026	complete	8/26/2026 NPL1		in process			
Mercy Hill P3	Winesap DR NW	Farmland Inc. Craig Johnson	Daren Meier	Widseth	50	50	no		07/06/2026	06/09/2026	06/26/2026	07/03/2026	7015406	07/23/2026		Spectrum Metronet	07/17/2026	7/22/2026 Started regrading on 8/17/2026	complete	9/11/2026-9/01/2026 NPL2	09/01/2026	in process			
Harvestview 8	Lavender DR NW	Bigelow Homes (Schumacher Excavating)	Kyle Skov	WHKS	36	36	no	by 7/10/2026	07/15/2026	06/25/2026	07/17/2026	07/24/2026	7015474	06/25/2026		Spectrum Metronet	07/24/2026	07/27/2026	complete	9/8/2026 NPL1					
Pebble Creek 6, part A (north)	Kingsbury DR NW & cul-de-sac	Lennar	Tyler Mandler	WSE	10	11	no	07/15/2026		07/10/2026	07/24/2026	07/30/2026	7015460	08/21/2026		Spectrum Metronet KMTTEL	07/31/2026	Pins in? Need pre-con		9/18/2026 NPL2					
Badger Heights P2	35 ST NW, Balfour PL NW	Ian Peterson Integrate Properties, West 34 Partners, Jeff Brown	Ben Palazzolo	Alliant Engineering	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		10/1/2026 NPL1 (same crew that did P1C)					
Preserve of Mayowood - Rita Street	Rita ST SW	Mark Hanson	Mark Welch	G-Cubed	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						
AWAITING DEVELOPER TO BE READY FOR DRY UTILITY INSTALLATION BELOW THIS LINE																									
Savannah @ Rochester only Alpha Pkwy will be joint	Alpha Pkwy NW, 178 unit rental row home complex & clubhouse	Stoneleigh (Tim Cavanaugh)	Ryan Hermes	Widseth	178	2	commercial apt bldgs private & public streets	Sept 2026	Sept 2026	08/21/2026			7015409												
Pebble Creek 6, part B (remaining)	Gatehouse DR NW	Lennar	Tyler Mandler	WSE	88	88	no	08/15/2026		07/10/2026	08/21/2026	Per Kyle M By Sept 4	7015460			Spectrum Metronet KMTTEL									
Westbury P1A, Gatehouse DR NW	Gatehouse DR NW	Bigelow Homes	Kyle Skov	WHKS	18	18	no	09/15/2026	09/15/2026				7015410			Spectrum Metronet KMTTEL									
Prairie Ridge P3N (2026)	Sage DR NW, town/row homes for sale & rent	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	101	101	yes	07/15/2026		07/23/2026			7015660			Spectrum Metronet KMTTEL									
Prairie Ridge P3S (2026)	Prestwick CT NW, single family lots	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	27	27	no	07/15/2026		11/01/2025			7015790			Spectrum Metronet KMTTEL									
Westbury P1B, Lionhart DR NW	Lionheart DR NW	Bigelow Homes	Kyle Skov	WHKS	23	23	no		mid fall 2026				7016385			Spectrum Metronet KMTTEL									
Del Webb Ph 1 & 2	W of 45th Ave SW	Pulte Group	Chad Onsgard	Alliant Engineering	69	69	No						TBD												
2026 potential as of 9/1/2026					504	328																			
London Brook Ponds - PH1	16th Ave SE		Mark Welch	G-Cubed	20 Res. 2 Commercial	22	yes		Fall '2026																
Westbury P1C, Hazel DR NW (2027 joint trench)	Westcott AVE NW	Bigelow Homes	Kyle Skov	WHKS	62	62 (plus 14 on hold)	no		spring 2027							Spectrum Metronet KMTTEL									
Prairie Ridge P4 (2027)	Bentgrass RD NW	Ian Peterson Integrate Properties, Jeff Brown West 80 Partners, LLC	Tyler Stricherz	Alliant Engineering	39	39	yes						7016492			Spectrum Metronet KMTTEL									
Pebble Creek 7, Clearstone ST NW (2027 joint trench)	town/row houses	Lennar	Tyler Mandler	WSE	100	5+	all but 5, to the road outlot						7016366			Spectrum Metronet KMTTEL									
Century Valley 5 (2027 joint trench)	Bella Vista LN NE	R Fleming Construction (Bob Fleming)	Jenna Obernolte	SEH	16	16	no																		
Ridgestone Estates	Ridgestone ST SW		Dan Zemke	WSE	8	8	no																		
Prairie Oaks	60 ST SW	Oak Grove RST LLC	Dan Zemke	WSE	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																							
Westbury P2, Westbury DR NW (2027 or 2028 joint trench)	Wesbury RD NW	Bigelow Homes	Kyle Skov	WHKS	115	115	no		partial 2027?							Spectrum Metronet KMTTEL									

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Graham Acres - 4 phases from 2027-2030 <i>(originally The Meadow at Fox Valley)</i>	19 ST NW	DR Horton, Inc. D Ridgeway M Suel	Dave Nash	Alliant Engineering	580	580	no																		
Pebble Creek 8 started design review 9/1/2026	61 AVE NW	Lennar	Tyler Mandler	WSE		134	no									Spectrum Metronet KMTEL									
Pebble Creek 9 - 2028?	61 AVE NW	Lennar	Tyler Mandler	WSE		143	no									Spectrum Metronet KMTEL									
Pebble Creek 10 - 2028?	61 AVE NW	Lennar	Tyler Mandler	WSE		59	no									Spectrum Metronet KMTEL									
Preserve of Mayowood Phase 3 (Won't go until 2027 or 2028)		Mark Hanson	Mark Welch	G-Cubed	34	34	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 Obermolte	SEH																					
Cy's Place P1 (Medical Rentals) - stalled?	Ashland DR NW			Widseth																					
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									
Morris Hills 4 - stalled	Stone Point DR NE				19	19	no						7014086												
Danielson rental complex stalled	55 ST NW, commercial town/row house rental complex			WSE									7015412												
Ridgeview Manor 7 redesign has delayed	Ridgeview DR NW	Bigelow Homes		WSB	10-15	10-15	no						7014064												
Arboretum rental complex - stalled	Arboretum DR NW, commercial town/row house rental complex	FY1 - land for sale July 2025, project dead?											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