PLAT MONITORING PROGRAM

RESIDENTIAL PLATTING IN DEVELOPING COMMUNITIES IN THE TWIN CITIES REGION, 2025

METROPOLITAN COUNCIL

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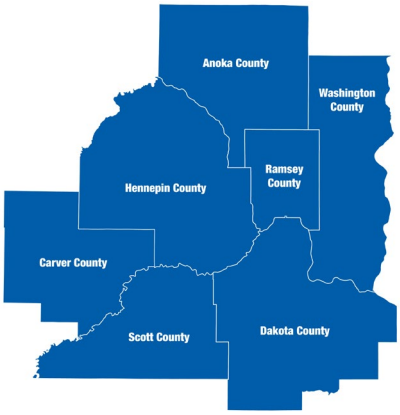

The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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2025 Program Update

The adoption of Imagine 2050 in 2025 committed the Council to updating the Plat Monitoring Program (Program) to better reflect more recent development patterns. Throughout 2025 staff explored the impact of different lookback dates on the data and held focus groups with Program participants to solicit input on proposed changes. As result of this work the Council approved an update to the Program in December of 2025.

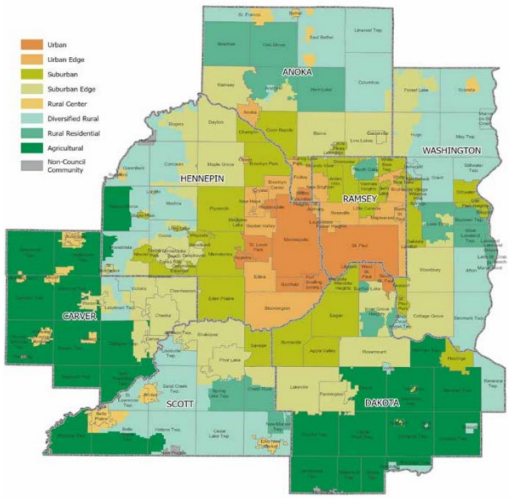
The update changed the Program's focus from participant's entire history of reported platting activity to their last 10 years of platting activity or 10 most recent plats, if fewer than 10 plats have been reported in the last 10 years. The update also restricted Program eligibility to the Suburban Edge and Rural Center Community Designations to realign the Program with its original goal of tracking developments within the developing edge. This resulted in five communities designated as Suburban and one community designated as Rural Residential being removed from the Program.

The primary impact of the update on this report is that the data and analysis are now focused primarily on the last decade's platting activity and that the removed cities are no longer included in the decadal data set. A summary of the Program's historical data is included where appropriate to provide additional context, though it should be remembered that the removed Suburban cities were engaging a significantly higher proportion of infill development which skews the data sets they are included in towards higher density and larger share of multifamily developments. Maps showing platting history continue to include the full historical data set as there is value in seeing how the locations of platting activity have shifted over a longer time horizon.

About the Program

The Program (Program) tracks and monitors sewered residential development in 39 cities designated "Suburban Edge" and "Rural Center" in Imagine 2050 (Figure 1). The objective of the Program is to measure local implementation of Council policy by providing an annual report on sewered residential development in these cities, including the average density, the mix of new sewered residential development, the number of units platted, the amount of land developed, land utilization, and lot absorption rates. This data creates a baseline for land supply and tracks the housing mix and density of new residential developments. The Program also provides additional flexibility to cities based on their demonstrated development history. Twelve cities participated in the pilot Program in 2001, reporting on sewered residential plats approved in 2000. This pilot Program focused on cities with the corresponding designations of "Developing" and "Rural Center" in the 2030 Regional Development Framework (Figure 2). The Program subsequently expanded to cover more cities as the Twin Cities region developed to include 45 cities with the designations of "Emerging Suburban Edge", "Suburban Edge", "Suburban", and "Rural Center" in Thrive MSP 2040 (Figure 3). As a result of the 2025 Program update the Suburban cities were removed from the program, reducing the number of program enrollees to 39.

Figure 1. Imagine 2050



The Program provides baseline data on residential development trends in participating cities and was designed to help answer the following questions:

- Is residential development consistent with Metropolitan Council policies?
- How are cities accommodating residential development in comparison to their local comprehensive land use plans?
- What is the mix of housing types that cities approve each year (single family vs. multi-family)?
- How is residential land being developed within the Metropolitan Urban Service Area (MUSA)?
- What is the lot absorption rate for residential plats in the region?

Figure 2. 2030 Regional Development Framework

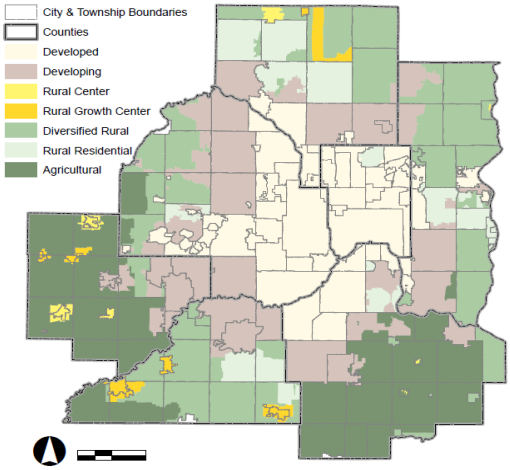
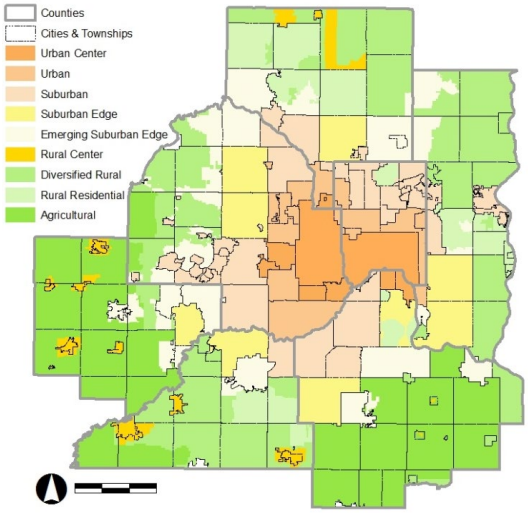


Figure 3. Thrive MSP 2040

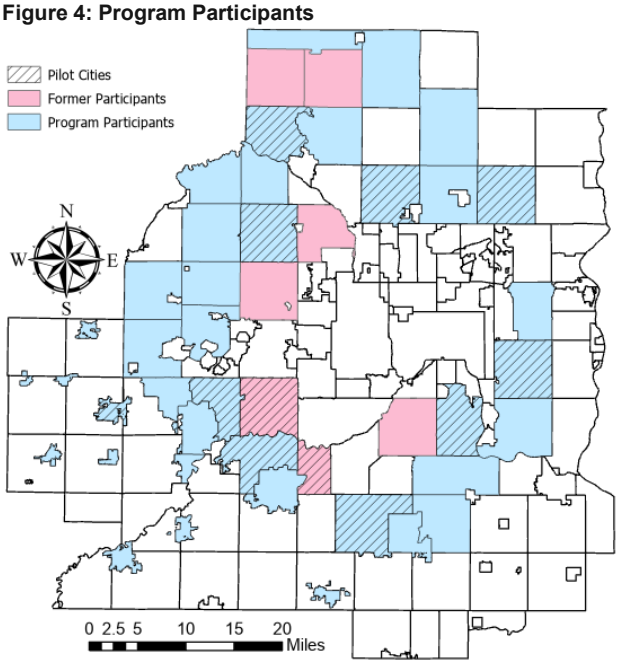


Since 2001, the Council annually reports on residential development in participating cities using data collected through the Program. The Program assists cities and the Council in assessing a city's consistency with the Council's residential density policy, which requires sewered residential development to occur at an overall minimum average net density of 3.5 units per acre for cities with the Suburban Edge and 3 units per acre for cities with the Rural Center designations, though prior to 2025 both designations were required to plan for a minimum net average density of 3 units per acre. By maintaining a record of approved sewered subdivisions, the Council and metropolitan communities can evaluate the success of participating cities in implementing the density policy and the extent to which the wastewater treatment system is being used efficiently. In addition, participating cities receive credit for residential plats exceeding the Council's density policy and gain increased development flexibility within the MUSA by approving plats that exceed the minimum density requirements. For example, if a participating city has demonstrated through the Program that its actual platted development pattern exceeds the required overall minimum average net density of 3.5 units per acre, a city may approve land uses with lower residential densities so long as the overall minimum average net density for the city remains above the required 3.5 units per acre. In this way, the credit from participation in the Program is crucial information in reviewing comprehensive plan updates and amendments to provide more flexibility for cities when they consider developments at a variety of densities.

History of Program Participants

In 2001, the Metropolitan Council initiated the Plat Monitoring Program with input from the Builders Association of the Twin Cities (BATC), currently known as Housing First Minnesota, and Metro Cities (formerly the Association of Metropolitan Municipalities). The Program underwent a substantial update in 2025 after receiving significant input from a focus group of 11 cities. Cities enrolled in the Program complete an annual summary worksheet and submit copies of plats approved during the calendar year.

Figure 4: Program Participants



The initial 12 volunteer cities were Blaine, Chanhassen, Eden Prairie, Hugo, Inver Grove Heights, Lakeville, Maple Grove, Ramsey, Savage, Shakopee, Waconia, and Woodbury. In 2002, the City of Farmington was added to the Program. As conditions of amendments to expand Metropolitan Urban Service Area (MUSA), Empire Township (now the City of Empire) and the Cities of Andover, Lino Lakes, Medina, Minnetrista, Rogers, Rosemount, and Victoria were added to the Program in 2003. The City of Brooklyn Park was required to report sewered residential plats starting with 2006 plats as a condition of a land use amendment. In 2007, the Cities of Cottage Grove and Orono were required to join the Program as conditions of comprehensive plan amendment requests, and the City of Eagan voluntarily joined the Program.

In 2008, as a part of the decennial review of comprehensive plan updates, the Cities of East Bethel, Mayer, and New Germany were added to the Program. Subsequently, another 18 communities, including a number of cities designated as “Rural Center,” joined the Program as part of the decennial review of their 2030 comprehensive plan updates. These were the Cities of Belle Plaine, Carver, Chaska, Cologne, Columbus, Corcoran, Dayton, Elko New Market, Independence, Jordan, Mayer, Norwood Young America, Nowthen, Oak Grove, Plymouth, Prior Lake, St. Francis, and Watertown. The City of Lake Elmo also joined the Program in 2013. In 2015, the City of Nowthen was dropped from the Program due to the Council ending its plans for long-term sanitary sewer extension in the community.

As part of the 2025 update, the cities of Brooklyn Park, Eagan, Eden Prairie, Plymouth, and Savage were removed from the Program due to the fact they had the Suburban community designation and had primarily transitioned from greenfield to infill development. During the update the city of Oak Grove was also dropped from the Program due to the Council ending its plans for long-term sanitary sewer extension in the community. Figure 4 (above) shows the program’s current and historical participants.

Analysis

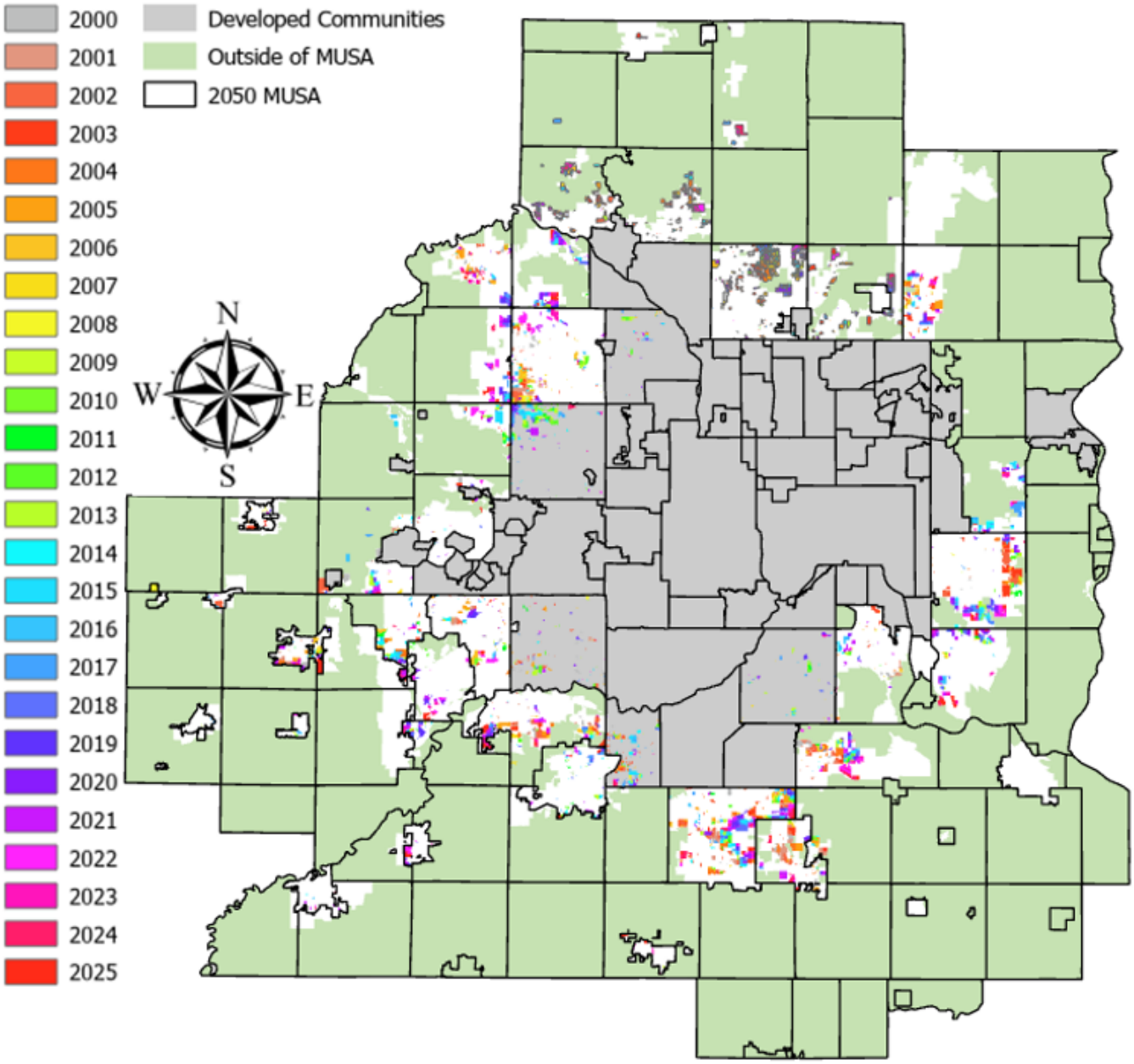
With the 2025 update, the Plat Monitoring Program has switched from using cities’ entire Program history to their last 10 years of platting data or the 10 most recent plats for cities with 10 or fewer plats in the last 10 years for the purposes of determining program credit. However, there is still value in analyzing the data gathered since the inception of the Program. To provide a meaningful analysis this section will discuss platting activity from the previous year, from the last decade, and, where relevant, throughout the history of the Program. It should be noted that the decadal data only covers the 39 cities

currently enrolled in the Program and does not include historical data from the five suburban cities that were removed from the Program in 2025. It also does not include data from before 2016, even though in some cases cities may use those plats for determining credit eligibility.

Over the last decade participating cities reported an average of 119 plats a year, slightly above the average of 115 plats a year reported from 2000 to 2025. This year, the Council received data on 91 residential plats from the 39 participating cities. Of these cities, 9 reported no plats, 27 reported between one and five plats, 2 cities reported between six and ten plats, and 1 city reported eleven plats.

Figure 5 shows all the plats approved in the participating cities between 2000 and 2025 by year. Areas shown in gray are mostly developed cities with the Imagine 2050 designations of Urban Center, Urban, and Suburban along with some fully built out cities with limited forecasted growth with the designation of Suburban Edge. Areas in light green are rural and agricultural areas which are not within the MUSA. The remaining cities in white are those that are eligible for the Program. Gray area with platting activity are the cities with Suburban designations that were in the Program prior to the 2025 update. In most cities, the map of platting activity shows development moving toward and expanding municipal borders with some interspersed redevelopment. In some cases, development is clustered around key intersections along major highway corridors.

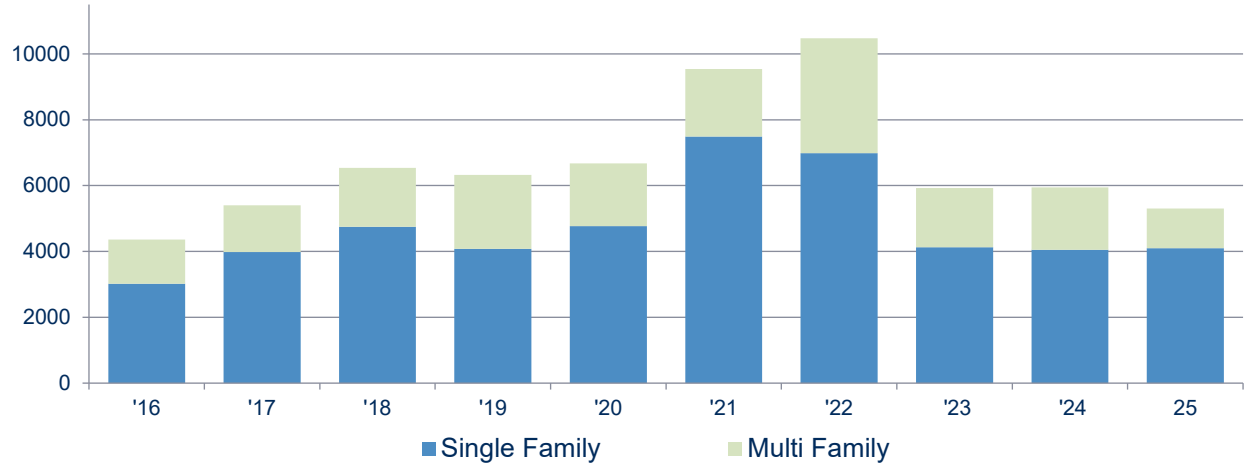
Figure 5: Platting Activity of Program Participants by Year



Total housing units and housing mix

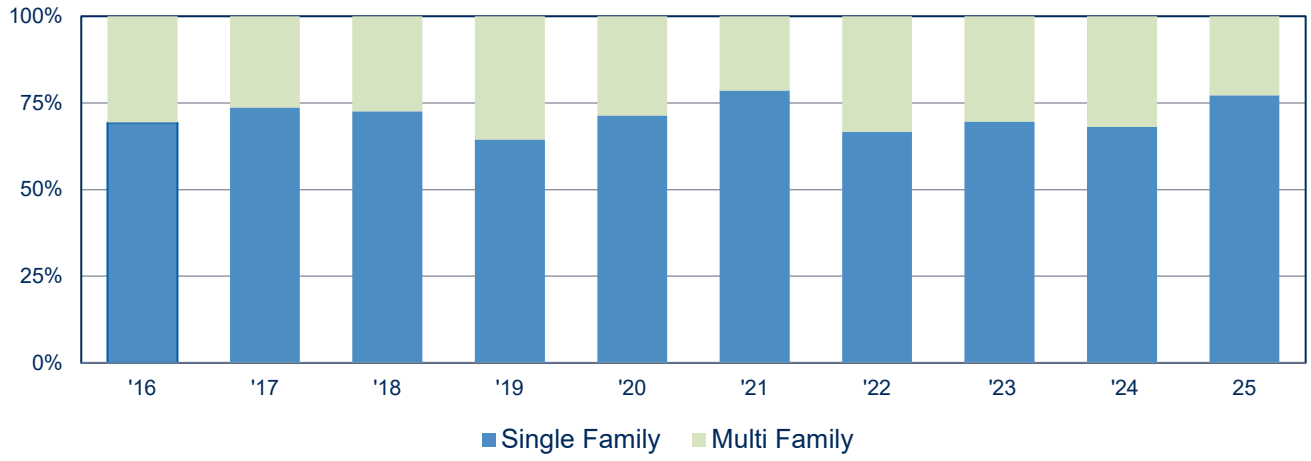
During the last decade, participant cities recorded an average of 6,645 total single-family and multi-family housing units each year; however, there is significant variation with a low of 4,359 units in 2016 and a high of 10,480 in 2022. The decadal average is higher than the 2000 to 2025 average of 6,077 units. In 2025, 5,243 units were platted which is a decrease from last year's 5,947 units and is the second lowest number of units in the period. While development was slower this year, it should also be remembered that the decadal average is heavily influenced by 2021 and 2022 being the most active years on record with a respective 9,540 and 10,480 units platted.

Figure 6. Total Units Platted, 2016-2025



In 2025, 23% of the platted units were multi-family (1,207 units) and 77% of the platted units were single-family (4,097 units), which is significantly lower share of multi-family than last year's 32% multi-family and 68% single-family split. It is also below the decadal average of 29% multi-family and 71% single-family. From 2000 to 2025, Program participants reported an average split of 45% multi-family and 55% single-family; however, an audit of the data shows that many cities have been reporting townhomes as multi-family rather than single-family which has inflated the reported number of multi-family units. Staff has corrected the data for the 2016 to 2025 period, but older data has not yet been corrected. A final note would be that the cities with the Suburban community designation have been removed from the decadal data but not the 2000 to 2025 data set which also increases the average percentage of multi-family units due to the fact that those cities were engaged in more infill development.

Figure 7. Housing Mix, 2016-2025



Consistency with local comprehensive plans

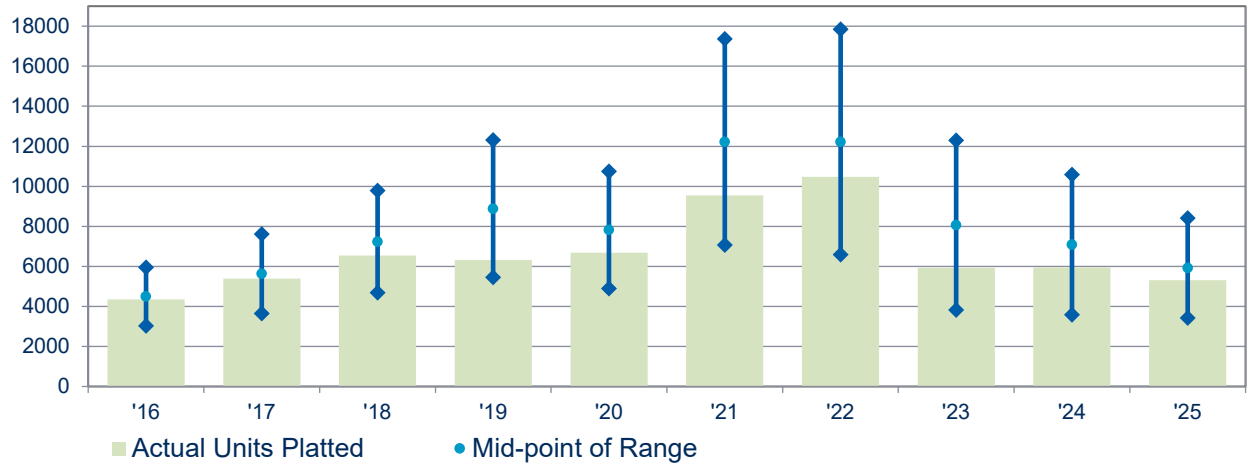
Every year since the start of the Program, participating cities have approved plats that are consistent with the guided densities in their local comprehensive plans. The allowable density in each residential area of the city is a set range (e.g., 2 to 6 units per acre) determined by the guiding land use assigned to a property in the local comprehensive plan. The Council evaluates consistency with local comprehensive plans by checking whether the actual number of units platted is within the range allowed by the established land use. This check occurs both when plats are submitted to the Program and prior to the issuance of sewer extension permits. The minimum of this range is the total number of units that would be created if the land was developed at the lowest end of the density range. Likewise, the maximum of this range is the total number of units that would be created if the land was developed at the highest end of the density range. Table 1 shows the lowest allowable units, highest allowable units, and actual units platted in 2025.

Table 1. Allowable Units and Actual Units Platted in 2025

Lowest Allowable Units	3,246
Highest Allowable Units	7,963
Actual Units Platted	5,304

As shown in Figure 8 below, the actual number of units platted in 2025 by all participating cities is within the range of allowable units and under the midpoint of the range (5,605). This is typical for what has been observed for most of the decade where, except for 2016, cities have platted less units than the midpoint of the range. This indicated that for the past eight years cities have been reporting more plats with net densities closer to the minimum of the density range than the maximum. Prior to 2016, the total number of actual units platted each year was typically very close to the midpoint, though from 2005 to 2007 cities also reported numbers below the midpoint.

Figure 8. Planned and Actual Units



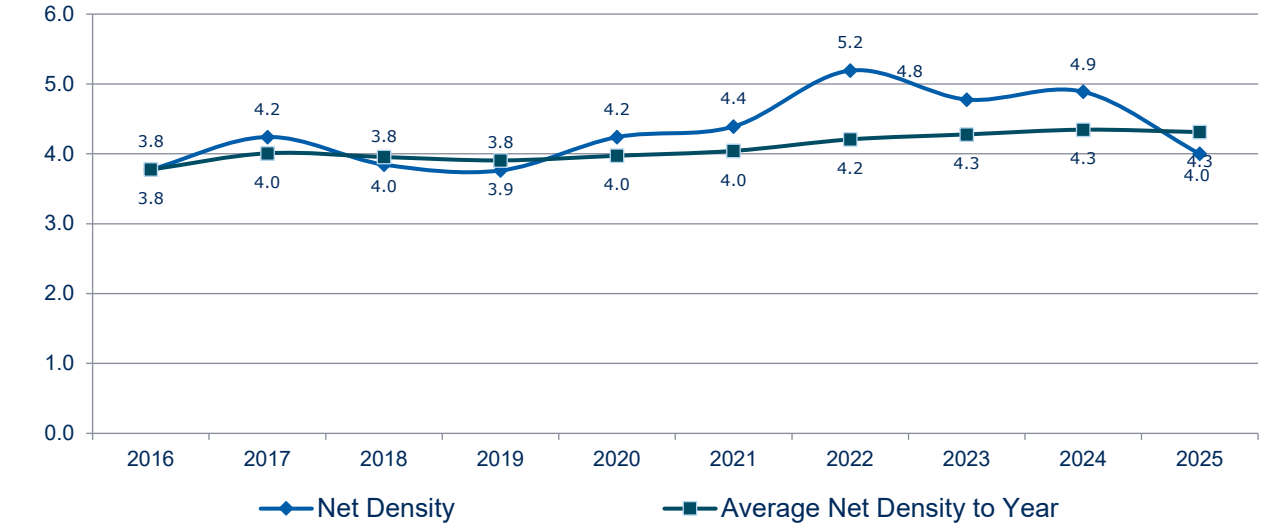
Overall density and Council policy

Imagine 2050 and Council policies require Suburban Edge communities to develop at an average density of at least 3.5 units per acre and Rural Center communities to develop at an average density of at least 3 units per acre; however, until 2025 both of these categories were required to develop at an average density of at least 3 units per acre and Suburban Enge communities are still operating under comprehensive plans authorized under the 3 units per acre policy. The Council uses the Plat Monitoring Program to monitor whether platting activity on the developing edge is consistent with this policy. The collective average net density of all plats recorded between 2016 and 2025 is 4.31 units per acre, with Suburban Edge communities collectively reporting an average net density of 4.35 during that period.

Rural Center communities are collectively reporting an average net density of 3.81 during that period. From 2000 to 2025, Program participants have collectively platted sewered residential developments at or above 3 units per acre each year of the Program, except for 2009 when the recorded annual average density was 2.8 units per acre. As Figure 8 (below) shows, there is year to year variation in collective average net density reported by Program participants over the last decade, with a low of 3.8 units per acre and a high of 5.2 units per acre. However, the overall trend is for a gradual increase in the collective average net density with it rising from 3.8 units per acre in 2016 to 4.3 units per acre in 2025.

In 2025, Suburban Edge communities collectively developed at an average net density of 4.1 units per acre and Rural Center communities collectively developed at an average net density of 2.55 units per acre. The two community designations collectively developed at an average net density of 4 units per acre in 2025. This continues the trend of declining reported collective average net density from its high of 5.2 units per acre in 2022. In 2025, four Suburban Edge cities (Corcoran, Empire, Lino Lakes, and Shakopee) reported an average net density of less than 3.5 units per acre, though it is important to note that their Comprehensive Plans reflect the Thrive MSP 2040 requirement of a minimum net density of 3 units per acre, and four Suburban Edge cities reported an average net density of less than 3 units per acre: Dayton, Orono, Minnetrista, and Waconia. One Rural Center city reported an average net density of less than 3 units per acre: St. Francis. These totals do not include communities that did not approve residential plats in 2025. It should be noted that periodic reporting of annual platted net densities below policy minimums are expected. A city's overall average is much more important than its annual total. For example, in 2025, Waconia reported an annual platted net density of 2.4 units per acre, under the 3 units per acre planned for in their comprehensive plan; however, in 2024, they reported an annual platted net density of 4.3 units per acre significantly over both Thrive MSP's 3 units per acre and Imagine 2050's 3.5 units per acre requirement. Both numbers taken in isolation do not accurately represent the city's development trends, which is why we use the Program average, in this case 3.23 units per acre, to determine if a community is meeting policy goals.

Figure 9. Average Net Density to Year, 2016-2025



Land utilization

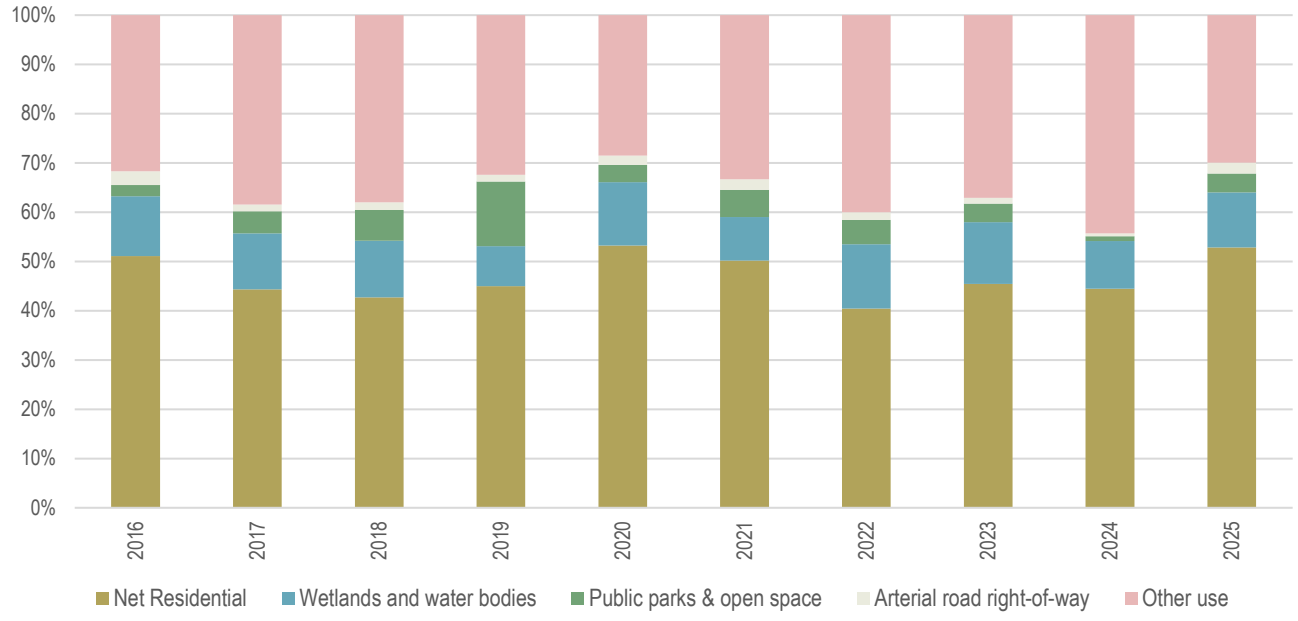
The net developable acres in each plat are calculated based on an analysis of land cover and land uses on that property. Prior to 2025, only wetlands, natural bodies of water, publicly owned park and open space, arterial road rights-of-way, and land set aside for future development were subtracted from

the gross residential acres to determine the net residential area. With the 2026 update to the Metropolitan Urban Service Area Guidelines, cities can also deduct publicly owned stormwater Best Management Practices, collector road rights-of-way, and publicly owned conservation/preservation easements. Given that standard components of a development such as local streets are not removed when calculating net density, communities are encouraged to take advantage of land available for development through efficient platting practices.

Figure 9 shows the breakdown of land consumption from 2016 to 2025.Over the last decade, about 50% of platted land has fallen into the category of net residential acreage, with around 35% being reserved for future development, and the remaining 15% being undevelopable due to arterial/collector road right-of-way (2%), wetlands/stormwater infrastructure (11%), or parks/conservation easements (5%). While there is some annual variation, most of it occurs between the amount of land developed versus the amount reserved for future development; for example, in 2025, 53% of land was classified as net residential with 30% being reserved for future development. The percentage of land netted out as undevelopable tends to stay consistent from year to year, for example, in 2025, arterial/collector road right-of-way was 2%, wetland/stormwater infrastructure was 11%, and parks/conservation easements were 4%.

A slight shift in land utilization patterns has been observed since the program's inception with 2000 to 2025 data showing 54% of land categorized as net residential with 30% reserved for future development. The shift towards preserving more land for future development was first observed during the economic downturn of 2009 where 54% of land was reserved for future development. Since that point, developments have consistently reserved around 30% to 40% of land for future development. Previously, it was more typical to see 10% to 20% reserved for future development.

Figure 10: Land Use Consumption by Use



From a plat to permit

While analyzing platting activity is a valuable part of understanding development patterns in the region, plats are only one step of the development process. For a residential plat to create housing units, building permits need to be issued by the local authority.

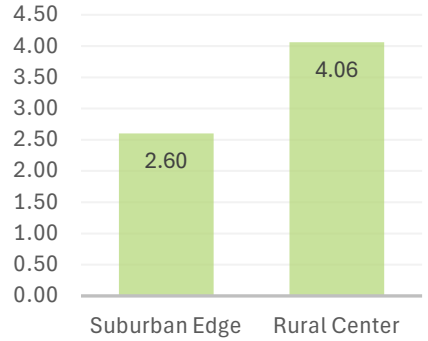
The Council's Research department collects annual residential permitting data from around the region. Overlaying plat data with permit information reveals the amount of time that it takes from the initial platting of a lot to the issuance of a building permit. Development can be platted and housing units permitted in the same year, or it can take decades before a given unit is constructed. This timeframe, often referred to as lot absorption, can vary based on a variety of factors, most importantly economic stability and housing demand. Since the geocoded permit data only goes back to 2009 and has not yet been updated to include the 2025 permit data, the analysis only includes building permits issued between 2009-2024. Tracking this information can help inform growth patterns, land capacity, forecasting, and permitting processes.

As was mentioned earlier, there are a wide range of lot absorption rates with some permits issued the same year the plat was approved (indicated by zero) and others taking over 20 years. Overall, it takes an average of 2.64 years for the platted lots in participating cities to receive building permits. There is a lot of variation within and between individual plats as many factors (desirability of individual lots, product type, builder size, amount of infrastructure/grading associated with the plat, etc.) can all impact how long it takes between recording a plat and a developer applying for building permits.

Just as there is a wide range of lot absorption rates within and between individual plats, there is a lot of variation between and within Program participants. Average lot absorption rates range from 0.84 years for Belle Plaine to 8.41 years in Watertown. It is important to note that these outliers all have smaller permitting volumes and that with a smaller sample size one very fast or very slow development can significantly impact the average.

Similarly, there is variation between the different Community Designations as shown in Figure 11. The time from platting a site to issuing a permit was the shortest in Suburban Edge communities with an average of 2.60 years and the longest in Rural Center communities with an average of 4.06 years. The Program average of 2.64 years reflects that fact that approximately 98% of permits come from Surburan Edge communities with the remaining 2% of permits coming from Rural Center communities.

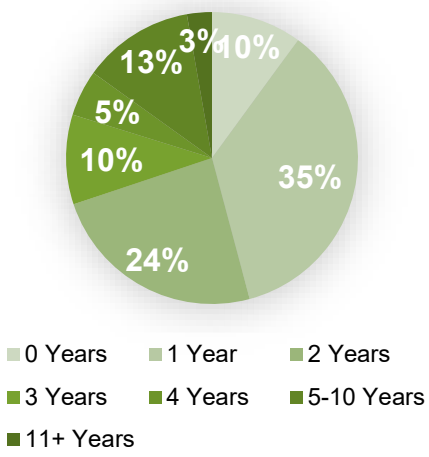
Figure 11. Years to permit by designation



While breaking the average years to plat down by Community Designation provides a general sense of the lot absorption rates for cities with similar characteristics, there is a great deal of variation within the categories as well. For example, the cities with the fastest and slowest lot absorption rates mentioned above are both Rural Centers. Also, these averages are heavily influenced by the number of permits issued, for example the lot absorption rate of Lakeville (2.31) with over 7,000 permits issued has a lot more impact on the Suburban Edge's average lot absorption rate than the lot absorption rate of Rogers (8.2) with around 600 permits issued.

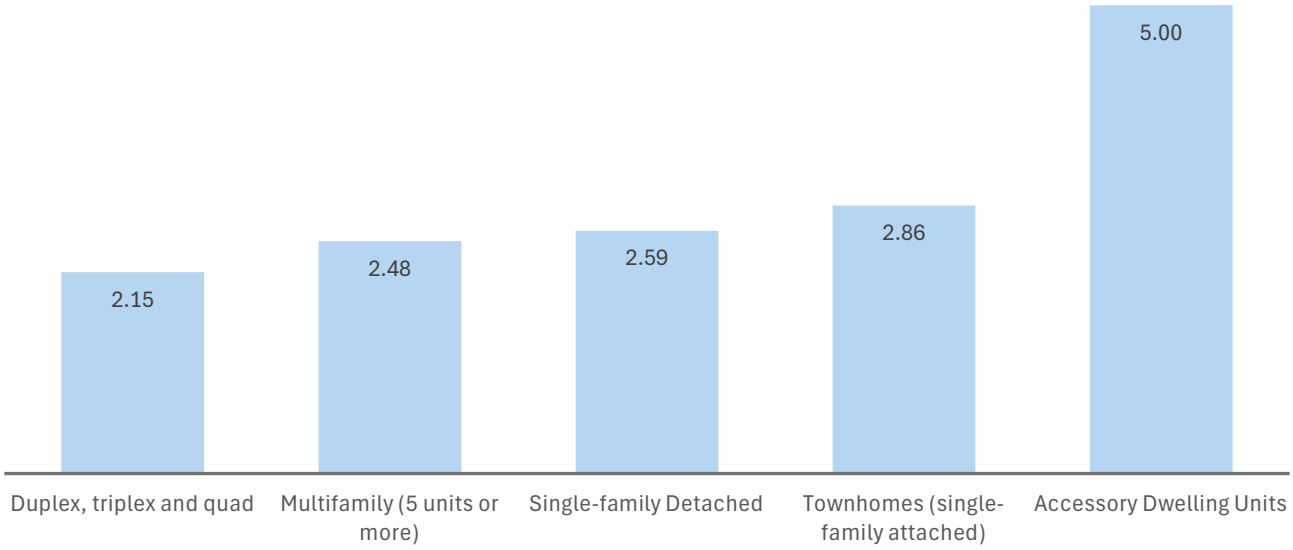
In terms of general trends, about 79% of platted lots have received a building permit within three years. As shown in Figure 12, around 69% of platted lots received building permits in two years or less, 10% within the same year, 36% in one year, and 24% in the second year of the lot being platted. Only 3% of platted lots took longer than 10 years from plat approval to permit issuance. While a short time between the recording of a plat and the issuance of the permit can safely be assumed to represent strong demand and efficient permitting process, longer periods do not necessarily represent the inverse. Most plats will have some lots that are less desirable than others or which are bought up by a neighbor to provide a “double yard” before being put back on the market years later. In these cases, the city and development level market may be strong, but an individual lot may not be developed for an extended period of time.

Figure 12. Years to permit



In terms of types of housing, as shown in Figure 13, on average cities have permitted Duplex/Triplex/Quad units in the shortest amount of time after platting (just over two years). Not surprisingly, accessory dwelling units, which are typically built after the construction of the initial

Figure 13: Years to permit by Housing Type



dwelling unit, have taken the longest amount of time to be built after platting, averaging over five years. Single-family detached lots have an average lot absorption rate of 2.59 years and townhomes have an average lot absorption rate of 2.86 years. The lot absorption rate for multi-family is 2.48 years.

County Profiles

The following section shares profiles of each county in the metropolitan area with cities that participate in the Plat Monitoring Program. The profiles highlight the number of residential plats, net residential acres, and housing units for each county in 2025 and between 2016 and 2025. They also include some high-level observations of platting activity within the county but do not provide an in-depth analysis of individual Program participants.

Anoka County

Andover, Blaine, Columbus, East Bethel, Lino Lakes, Ramsey, St. Francis

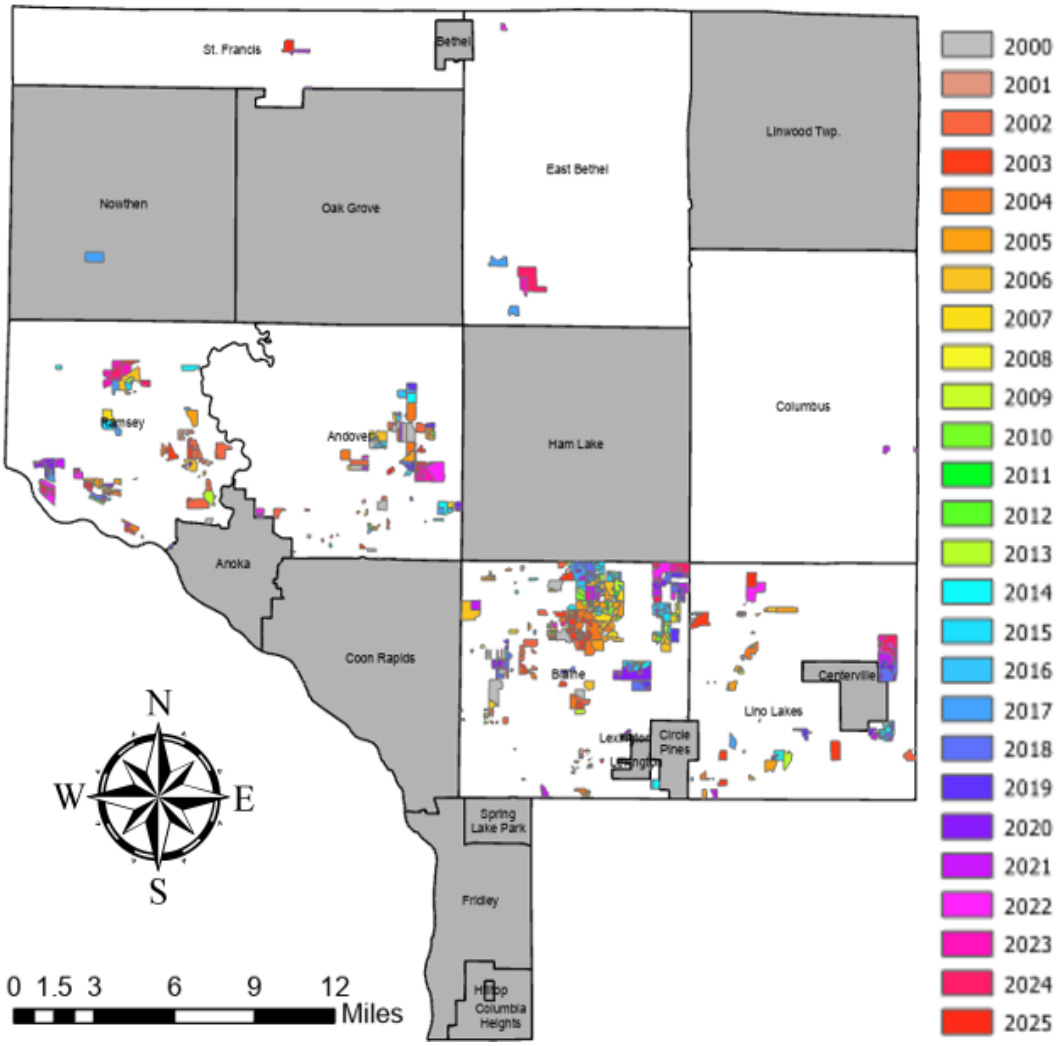
Figure 13 shows platting activity in Anoka County between 2000 and 2024 illustrating the clusters of residential development within the county. During the early 2000s, the City of Blaine approved numerous plats in the northcentral part of the city. After 2010, the bulk of the City's platting activity shifted northeast. The map also shows recent platting activity in the City of Lino Lakes near its border with Centerville, along with concentrations of platting activity on the eastern side of Andover and near the Highway 10 corridor in Ramsey.

Table 2. Anoka County Platting Activity

	2025	2016-2025	% of region wide total*
Residential Plats	17 plats	224 plats	19%
Net Residential Acres	158 net acres	2,346 net acres	15%
Total Housing Units	672 units	9,324 units	14%

*Percentage of the region wide total between 2016 and 2025.

Figure 13: Anoka County Platting Activity 2000-2025



Carver County

Carver, Chanhassen, Chaska, Cologne, Mayer, New Germany, Norwood Young America, Victoria, Waconia, Watertown

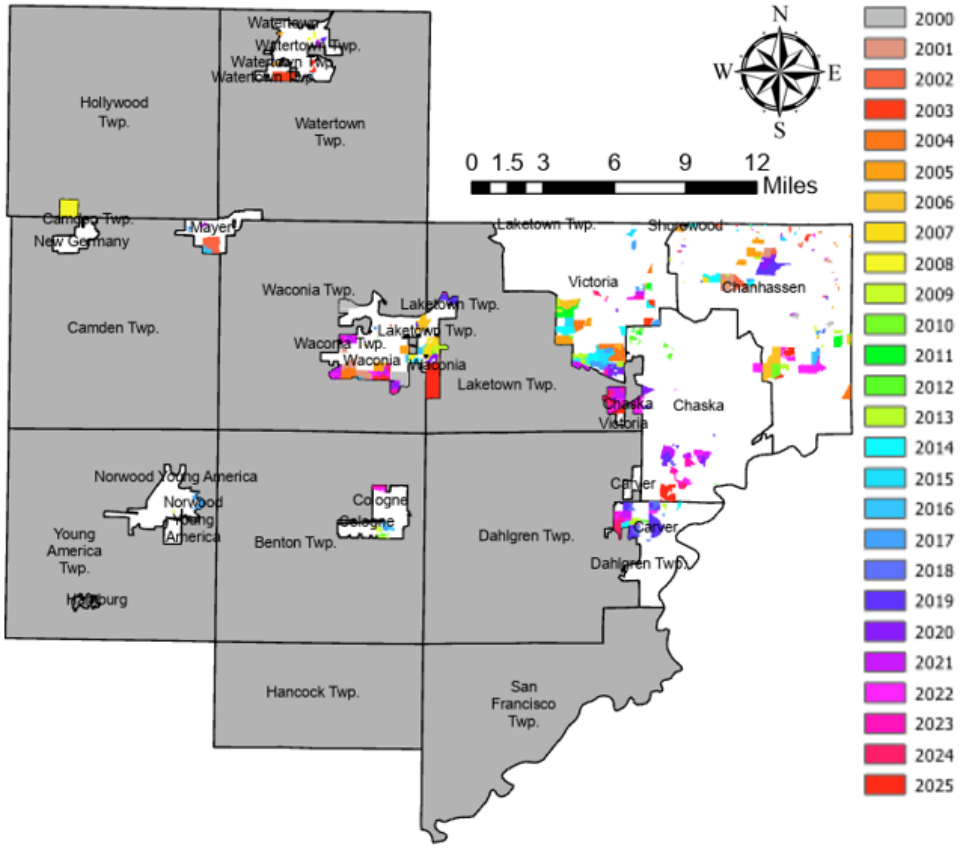
Figure 14 shows platting activity in Carver County between 2000 and 2024. The Cities of Carver, Victoria, and Waconia have mostly approved plats near the borders they share with neighboring townships. The platting activity in these areas aligns with planned annexation areas within the townships of Dahlgren, Laketown, and Waconia. Some of these cities have orderly annexation agreements (OAA) with one or multiple townships to facilitate this process, while others do not have these agreements and instead annex additional land to accommodate growth on an ad hoc basis. Chanhassen, which does not have available township land to annex, has mostly approved plats in the undeveloped southern portions of the City. Carver County also has five Rural Center communities that participate in the Plat Monitoring Program and which have approved plats since 2000, though not to the same extent as the larger cities.

Table 3. Carver County Platting Activity

	2025	2016-2025	% of region wide total*
Residential Plats	9 plats	160 plats	13%
Net Residential Acres	159 net acres	1,996 net acres	13%
Total Housing Units	865 units	7,338 units	11%

*Percentage of the region wide total between 2016 and 2025.

Figure 14: Carver County Platting Activity 2000-2025



Dakota County

Empire, Farmington, Inver Grove Heights, Lakeville, Rosemount

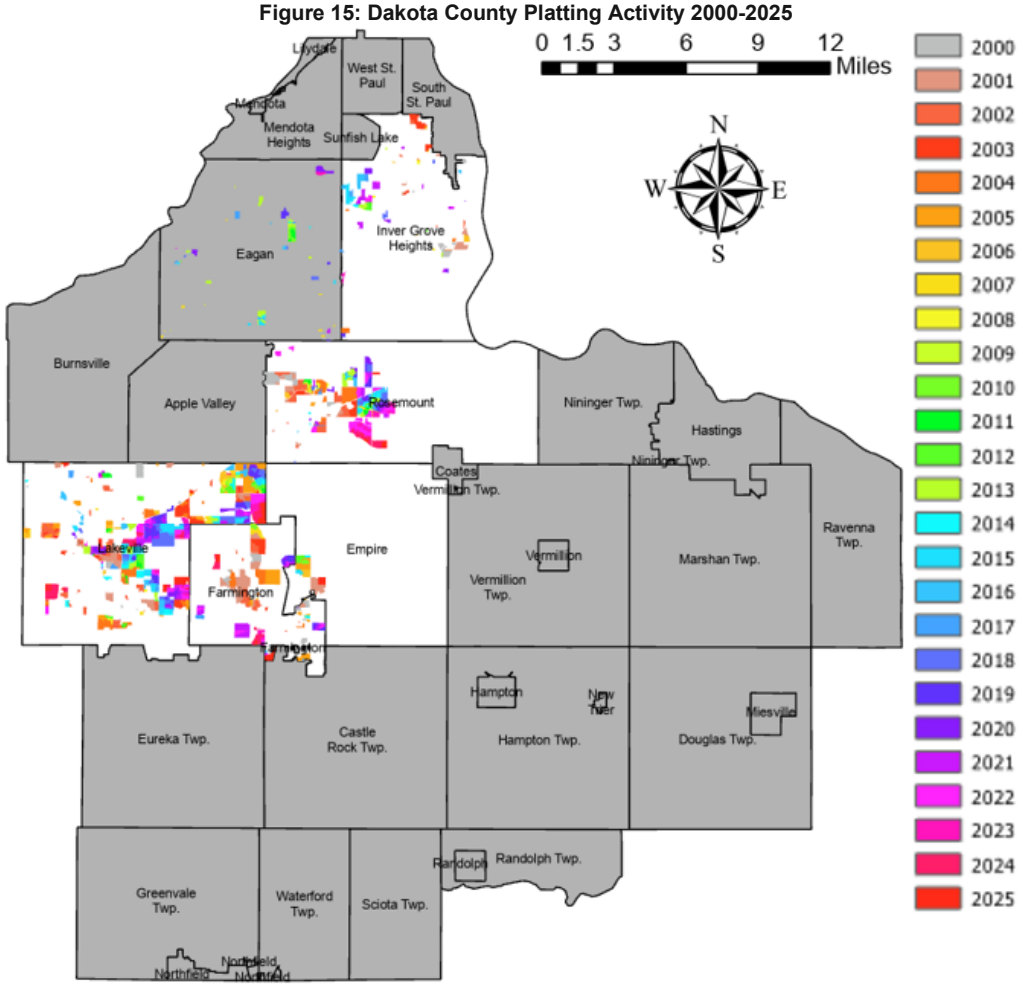
Figure 15 shows platting activity within Dakota County between 2000 and 2024. Within the City of Rosemount, platting activity in the early 2000s was concentrated in the west side of the city near its boarder with Apple Valley. More recently development has shifted east towards the center of the City. The City of Lakeville has mostly approved plats on the east side of the City south of Dodd Boulevard. In contrast to the high levels of clustered platting activity in Rosemount and Lakeville, activity in the cities of Eagan and Inver Grove Heights has been more sporadic indicating that these communities are almost fully built out and may only have a small number of undeveloped parcels remaining. Most of Farmington's platting activity was initially in the center of the city but more activity has been observed near the periphery in recent years.

Table 4. Dakota County Platting Activity

	2025	2016-2025	% of region wide total*
Residential Plats	20 plats	256 plats	21%
Net Residential Acres	238 net acres	3,627 net acres	23%
Total Housing Units	1,158 units	15,774 units	24%

*Percentage of the region wide total between 2016 and 2025.

Figure 15: Dakota County Platting Activity 2000-2025



Hennepin County

Corcoran, Dayton, Independence, Maple Grove, Medina, Minnetrista, Orono, Rogers

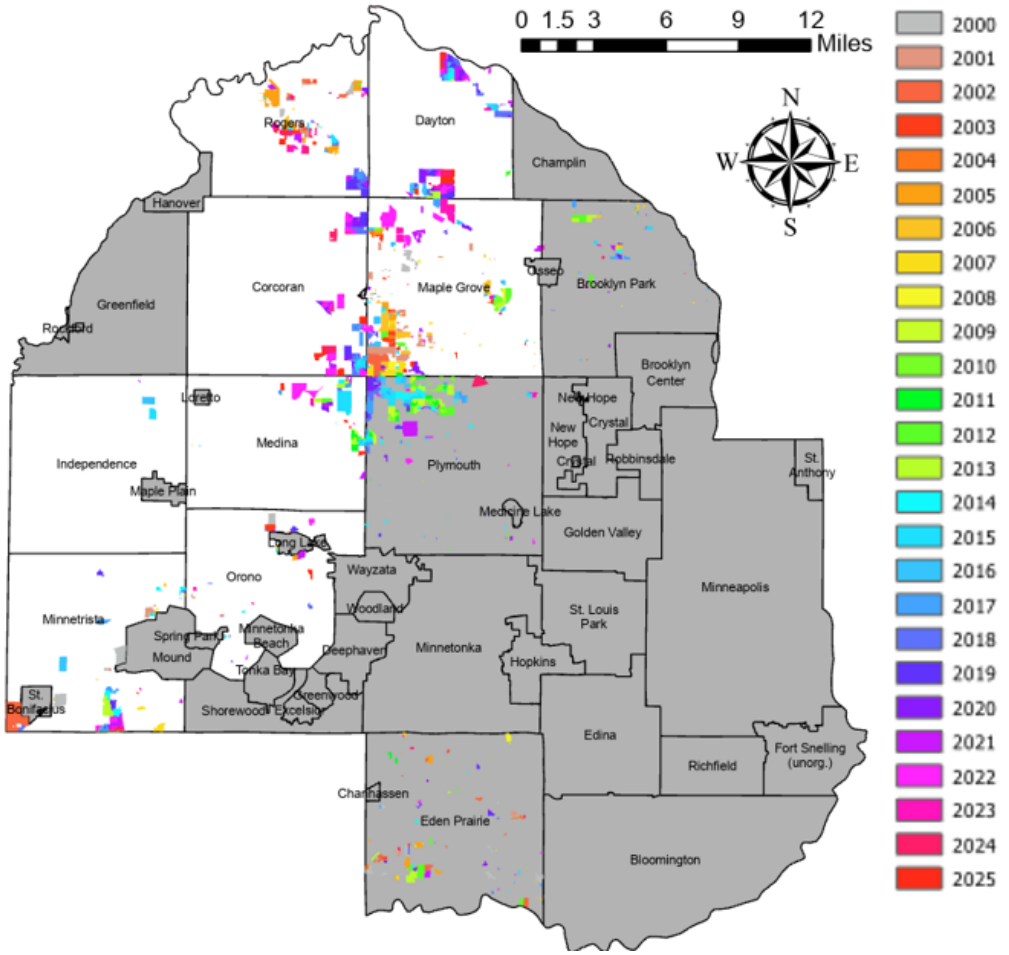
Figure 16 shows platting activity in Hennepin County between 2000 and 2024. Within the county, a significant portion of the platting activity has occurred around the point where the Cities of Corcoran, Maple Grove, Medina, and Plymouth meet. Residential development started concentrating in the southwest corner of Maple Grove in the early 2000s and later moved to northwest Plymouth and northeast Medina in the early- to mid-2010s. Platting activity continued to occur in those areas, while also beginning to increase in southeast Corcoran. Outside of this nexus of platting activity, the Cities of Rogers and Dayton have reported plats mostly along the I-94 corridor. Minnetrista has also begun reporting more plats along its southern border in recent years.

Table 5. Hennepin County Platting Activity

	2025	2016-2025	% of region wide total*
Residential Plats	21 plats	244 plats	20%
Net Residential Acres	355 net acres	3,533 net acres	22%
Total Housing Units	1,014 units	13,623 units	20%

*Percentage of the region wide total between 2016 and 2025.

Figure 16: Hennepin County Platting Activity 2000-2025



Scott County

Belle Plaine, Elko New Market, Jordan, Prior Lake, Shakopee

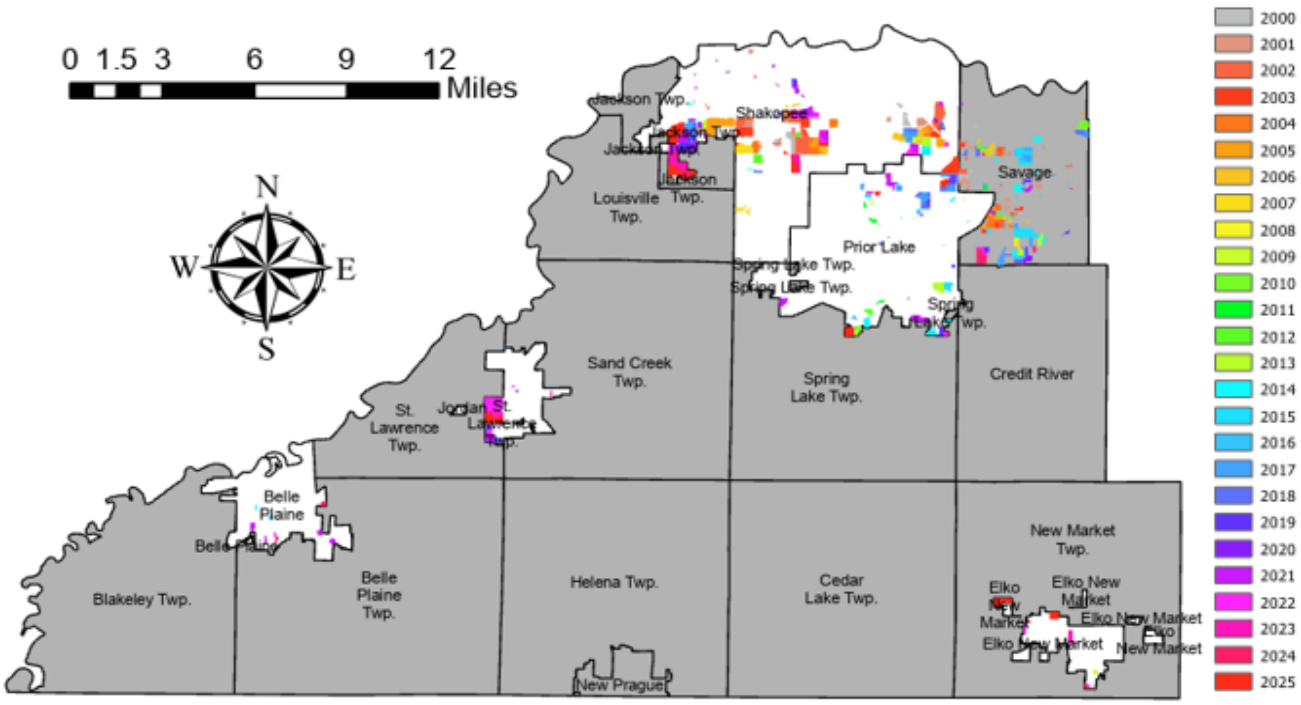
Figure 17 shows platting activity in Scott County between 2000 and 2024. In Shakopee, most residential plats approved during this time are located south of Highway 169 and along 17th Avenue East/Eagle Creek Boulevard. The area between the clusters of plats in the central and eastern parts of the City is mostly held in trust by the Shakopee Mdewakanton Sioux Community. There is also a cluster of more recently approved plats along its western border near the area in which the City has an Orderly Annexation Agreement (OAA) with Jackson Township. Within the City of Savage, residential development was concentrated on the west side of the City with more recent development occurring in the southern portion of the city. While the City of Jordan has not seen platting activity to the same extent as other communities in Scott County, the recent activity along its western border is significant when considering its size and status as a Rural Center community. In recent years Belle Plaine and Elko New Market have both reported some development activity near their borders with neighboring townships.

Table 6. Scott County Platting Activity

	2025	2016-2025	% of region wide total*
Residential Plats	14 plats	115 plats	10%
Net Residential Acres	230 net acres	1,284 net acres	8%
Total Housing Units	868 units	7,419 units	11%

*Percentage of the region wide total between 2016 and 2025.

Figure 17: Scott County Platting Activity 2000-2025



Washington County

Cottage Grove, Hugo, Lake Elmo, Woodbury

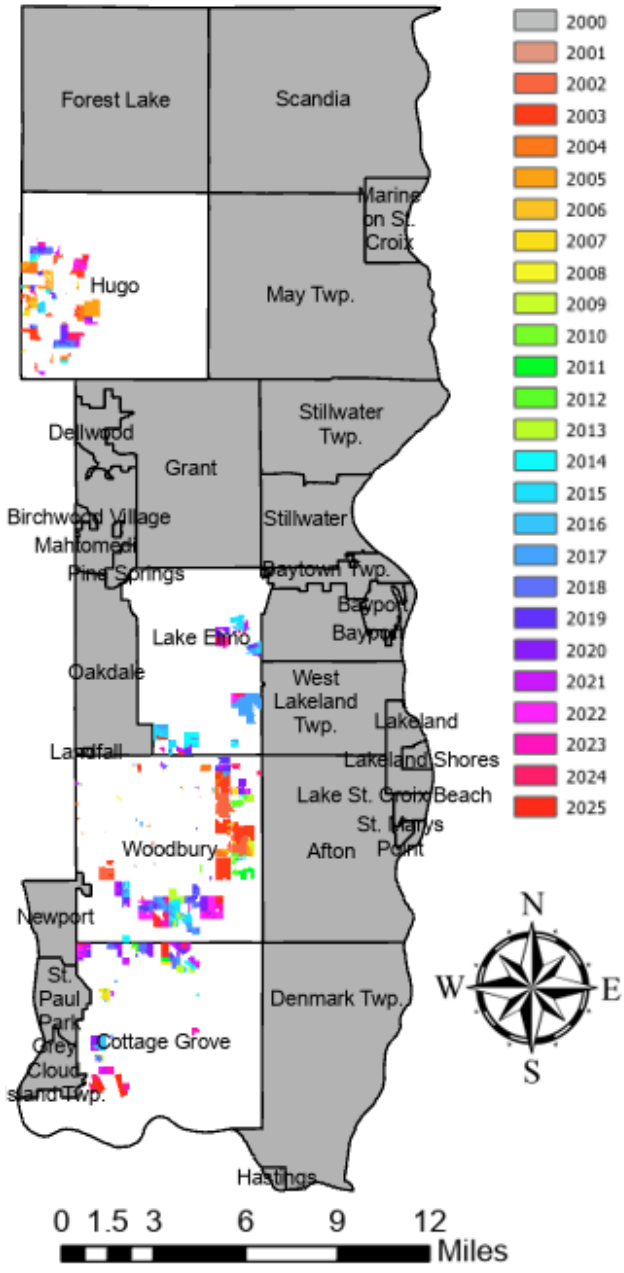
Table 7. Washington County Platting Activity

	2025	2016-2025	% of region wide total*
Residential Plats	10 plats	210 plats	17%
Net Residential Acres	187 net acres	3,125 net acres	20%
Total Housing Units	727 units	13,420 units	20%

*Percentage of the region wide total between 2016 and 2025.

Figure 18 shows platting activity in Washington County between 2000 and 2024. In the City of Woodbury, there are two main concentrations of residential plats: south of Bailey Road and west of Manning Avenue. Development on the eastern side of the City mostly occurred in the early- to mid-2000s, whereas development to the south is more recent. The City's southern neighbor, Cottage Grove, has also seen recent platting activity near this area along their shared border. The City of Hugo's sewered residential platting activity since 2000 has occurred in the western part of the City along the Highway 61 corridor. This area of the City is connected to the regional wastewater system; therefore, it is unsurprising that new development would concentrate in the area with access to infrastructure. It is also important to note that this Program only captures sewered plats which explains why the map does not show activity on the eastern side of the City since those developments are served by septic systems and are planned to be more rural in character. This also applies to the pattern of platting activity in the City of Lake Elmo along its southern and eastern borders, as well as other communities in the region with only part of the jurisdiction located within the MUSA.

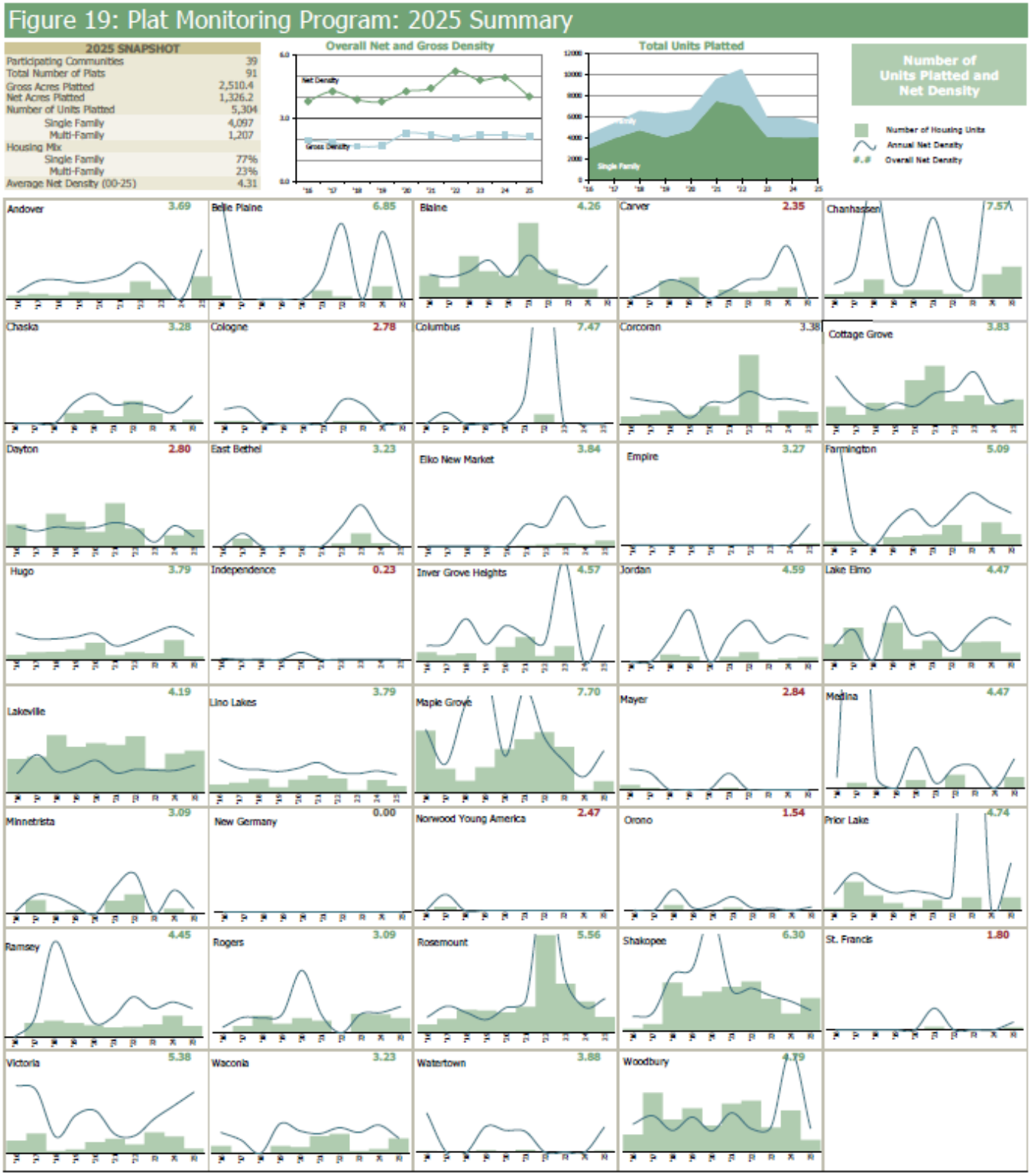
Figure 18: Washington County Platting Activity 2000-2025



2025 Program Summary

The graphic below provides a high level overview of the platting activity of Program participants in 2025. It also details each participants overall net average density, annual net density, and annual number of units for the 2016-2025 period.

Figure 19: Plat Monitoring Program: 2025 Summary



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