



REQUEST FOR ACTION

Conditional Use Permit No. CD2026-011CUP by UCI Tower

MEETING DATE:

August 17, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Desmond McGeough

Action Requested:

Adopting a Resolution approving Conditional Use Permit No. CD2026-011CUP by UCI Tower, for the construction of a wireless communications facility consisting of a 125-foot monopole tower and ancillary equipment in an LI zoning district.

Report Narrative:

The 0.88-acre LI zoned parcel currently encompasses a sit-down restaurant on the west side of the property, fronting the Highway 52 access frontage road. The proposed monopole tower will accommodate three antennas and those wireless communications companies wishing to service the area. Access to the UCI Tower facility will be from 7th St. NW to the south with a designated access easement on that adjoining property, which is also owned by the same property owner.

To provide clear and continuing wireless communications service system in the Central Rochester Area, UCI Tower is proposing a 125' multi-carrier monopole communications facility which will allow continuing communication capabilities in the subject area. The applicant proposes the 25' x 35' tower facility site on this property, as demonstrated on the site plan, as the best alternative available for screening the wireless facility tower in the subject area, which is situated in the middle of an industrialized area on the west side of Highway 52 with large commercial structures around the site that will help screen the monopole structure. This facility is intended to serve as a replacement for an 180' high tower that is currently situated at John Marshall High School approximately 1,000 feet directly east of the subject site. The Rochester School District did not renew the lease for the existing facility, and a new CWTS site is needed to serve the area.

Peak travel to the proposed project will be limited to the initial construction of the facility, which should take approximately two weeks to complete. After construction is complete, the facility will be visited intermittently for routine maintenance. The small, unmanned facility will not generate demand for additional public services and will not increase demand upon existing energy sources. The equipment will connect to and use utility systems (electrical and fiber optic lines) that are already present in the area. The proposed facility will not require the use of services such as water or sewer. Electrical power and telco services are the only necessary utilities.

Establishment of the telecommunications facility will not be detrimental to the public health, safety, or welfare of people residing or working in the neighborhood. Alternatively, the facility will provide a vital resource in communications infrastructure. First responders, individuals, businesses, and residents will readily be able to access wireless communications in emergencies. The facility will help maintain convenience and reliability of cell service to residents, businesses, and those traveling through the area.

The energy emitted is well below or within the parameters established by the FCC. The facility will not interfere with any police, fire, or emergency communications, or nearby televisions or radios due to the separation in the frequency ranges found at these facilities. The FCC controls and regulates the operation of all the telecommunication equipment and devices to be used at this proposed facility. The facility will conform to all FCC regulations. A wireless communication facility is permitted use within the LI zoning district. However, such facilities are limited to a 75-foot height limitation. Through a Council-approved Conditional Use Permit, a Freestanding Wireless Communication Facility can be granted an additional 50 feet in height if the provider can demonstrate functional coverage cannot be provided through co-location, cannot be provided at a lower height, and cannot be provided in a non-residential zoning district, if applicable.

The Community Development Team supports the subject request for an additional 50 feet in tower height. An affidavit of a professional RF Engineer with considerable experience has been submitted with the subject application affirming that no existing Commercial Wireless Telecommunication Services (CWTS) tower, structure, or public utility structure within a 1/2-mile radius meets the minimum engineering requirements and/or lacks available space to support the proposed CWTS. This includes the power transmission lines located to the south, which are not structurally or technically suitable for this type of equipment. Due to the absence of any suitable structures within the required area, co-location is not feasible.

The engineer's affidavit notes that based on their analysis, 125' provides the best option for replacement of the loss of the John Marshall HS monopole allowed under the zoning code in this area. The proposed site sits approximately 7 feet lower in ground elevation than the former John Marshall HS monopole site, contributing to a net reduction of approximately 57 feet in the effective height of the proposed antenna relative to the structure it replaces. The full 125' height is therefore necessary to approach the coverage previously provided by the monopole.

A reduction in tower height below 125' would further result in degraded service quality and increased risk of dropped calls and failed data sessions. Supporting RF documentation, including the propagation maps included with the application, demonstrates that the proposed 125' height is the least intrusive and most technically sound solution for providing replacement wireless service in this area.

Both the Planning Commission and the Development Review Team are recommending approval of the subject application. At their July 22, 2026 Planning and Zoning Commission Meeting, the Commission unanimously recommended 7-0 that the City Council approve Conditional Use Permit application CD2026-011CUP, subject to two conditions of approval.

Conditions of Approval:

1. The proposed monopole, footings/foundations, equipment cabinets, transformer, vaults, and meter utility rack must all be installed a minimum of 10 feet clear of existing water service. It is the applicant's responsibility to ensure this requirement is met.
2. Subject to the satisfaction of the reviewing agency, provide an updated site plan addressing agency comments provided by RPU Electric.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management
Fiscal Responsibility & Sustainability

Policy Considerations & DEI Impact:

The proposed Conditional Use Permit achieves the Comprehensive Plan core principle of economic vibrancy.

Prior Legislative Actions & Community Engagement:

July 7, 2026: Neighborhood Informational Meeting - Conditional Use Permit.

July 22, 2026 - Planning and Zoning Commission, Report and Recommendation

Fiscal & Resource Impact:

All development costs will be the responsibility of the developer.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Desmond McGeough

Attachments:

[CD Memo - CD2026-011CUP - UCI Wireless CWTS CUP](#)

[Development Process - CD2026-011CUP - UCI Wireless CWTS CUP](#)

[Notification Map - CD2026-011CUP UCI Wireless CWTS CUP](#)

[Site Location Map - CD2026-011CUP - UCI Wireless CWTS CUP](#)

[Site Plan - CD2026-011CUP - UCI Wireless CWTS CUP](#)

[Applicant Narrative & Supporting Docs CD2026-011CUP - UCI Wireless CWTS CUP](#)

[Review Comments - CD2026-011CUP - UCI Wireless CWTS CUP](#)

[NIM Summary - CD2026-011CUP - UCI Wireless CWTS CUP](#)

[PZC Meeting Minutes - CD2026-011CUP - UCI Wireless CWTS CUP](#)

[Resolution - CD2026-011CUP - UCI CWTS CUP](#)