

Proposed UCI Tower / Verizon Wireless Facility @ 1807 Marion Road

Applicant: UCI Tower

November 18, 2025

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - What is contained in the Wireless Facility
 - Site Plan / Screening / Elevations
- Q&A

Introduction

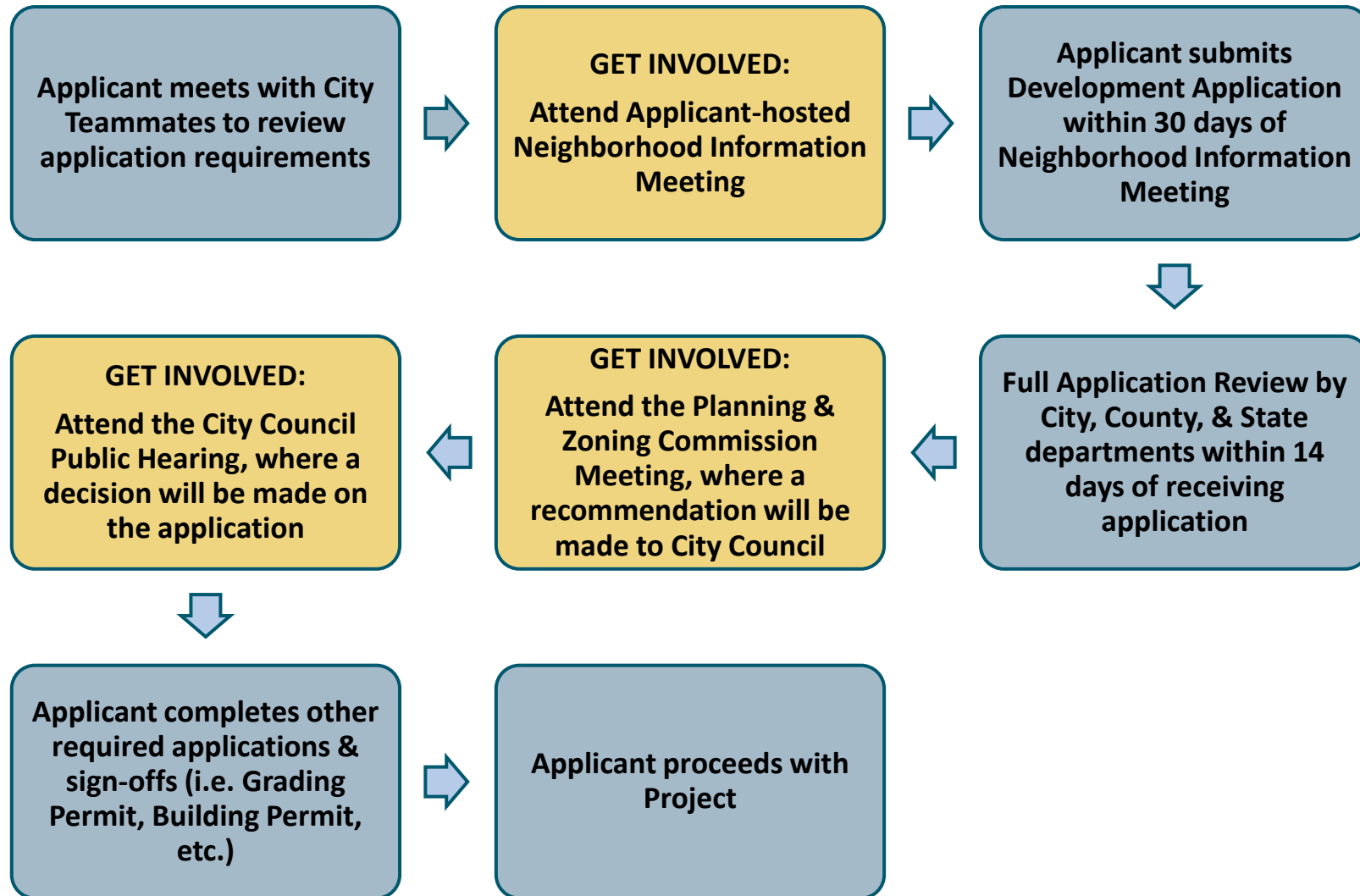
Matt Kundert Representing UCI Tower OBO Verizon Wireless

About our Project

Proposal:

UCI Tower is proposing an unmanned wireless communications facility consisting of a 105-foot monopole tower and associated equipment within a 40-foot by 40-foot fenced compound to serve Verizon Wireless customers in the Marion Road vicinity.

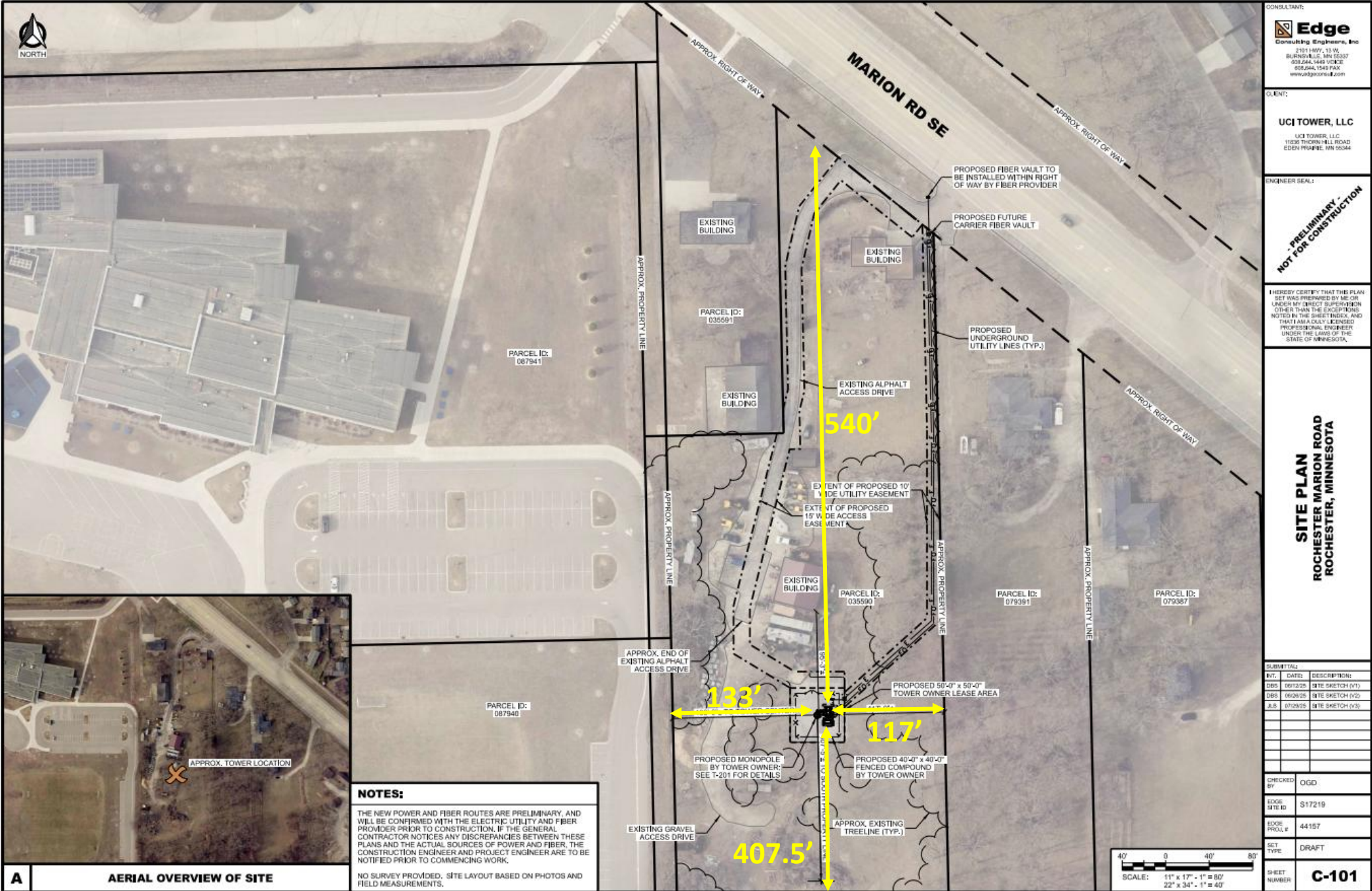
The Application Process



Site Plan

Monopole Setbacks to Property Line:

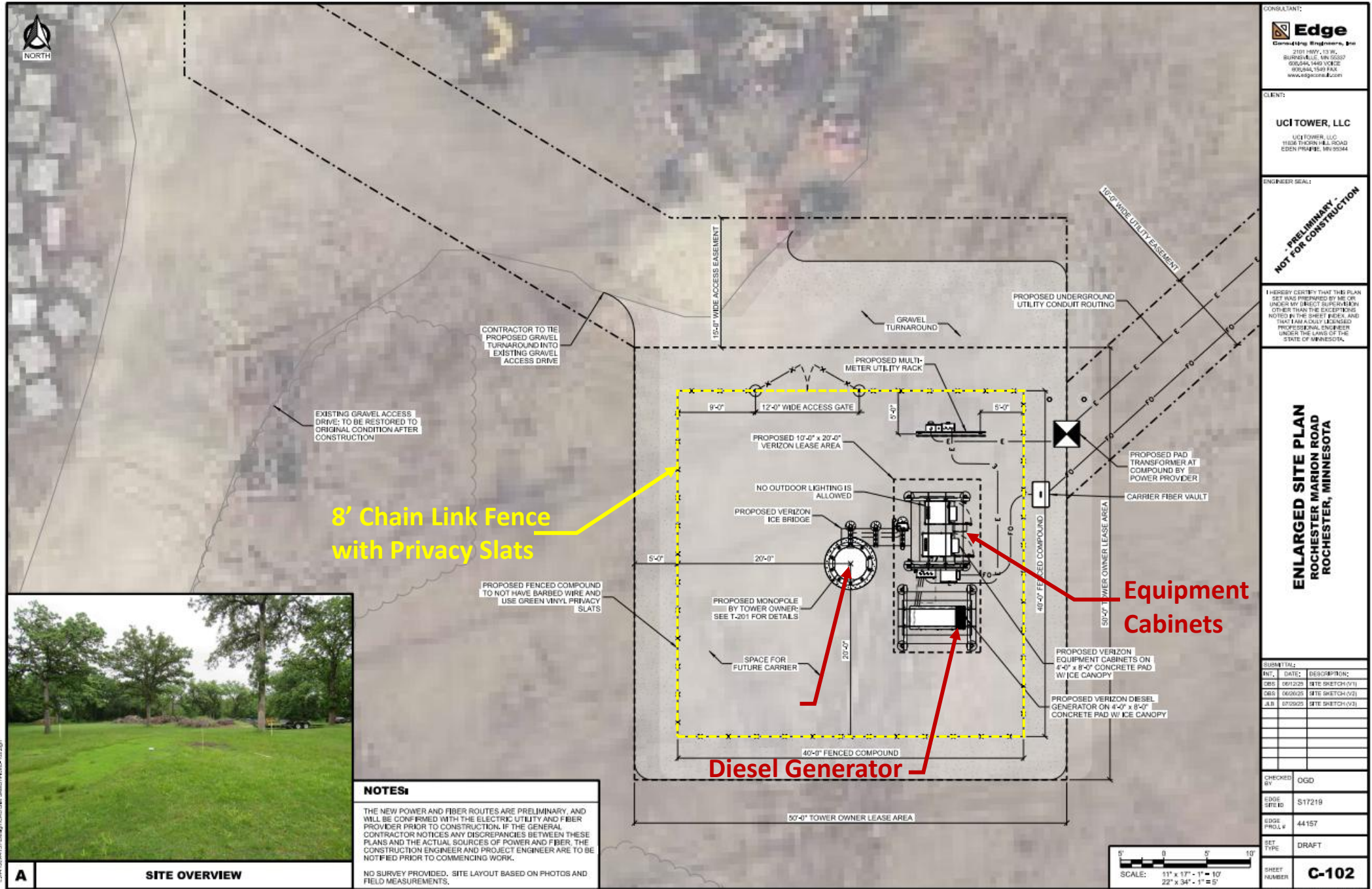
- North: 540'
- South: 407.5'
- East: 117'
- West: 133'



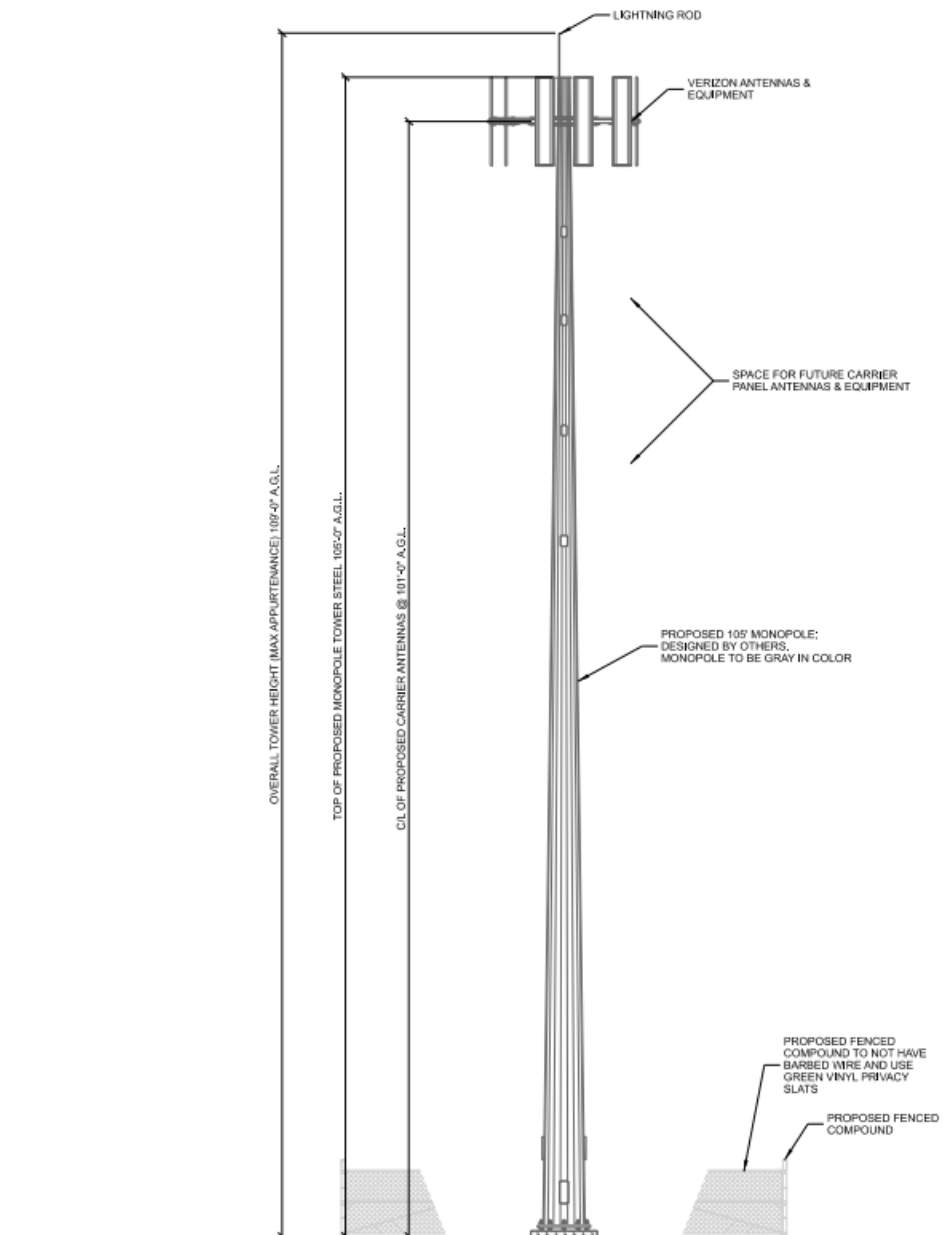
Site Plan

40'x40'

Facility Compound



Monopole Elevation



A TOWER ELEVATION
SCALE: $11'' \times 17'' - 1'' = 16'-0''$
 $22'' \times 34'' - 1'' = 8'-0''$

CONSULTANT:



CLIENT:

UC TOWER, LLC

UC TOWER, LLC
11636 THORN HILL ROAD
EDEN PRAIRIE, MN 55344

ENGINEER SEAL:

**- PRELIMINARY -
NOT FOR CONSTRUCTION**

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SITE ELEVATION
ROCHESTER MARION ROAD
ROCHESTER, MINNESOTA

[illegible]



PHOTO SIM NOTES:

1. INTERPRETATION OF THE GENERAL APPEAR-
ANCE OF THE PROPOSED INSTALLATION. EACH
SIMULATION IS BASED ON THE SCALING CRITE-
RIA OR ASSUMPTIONS IDENTIFIED.
2. THE FINAL DESIGN AND DIMENSIONS WERE
NOT AVAILABLE AT THE TIME THIS SIMULATION
WAS PREPARED. THEREFORE, A TYPICAL TOW-
ER/ANTENNA OF SIMILAR SIZE WAS USED FOR
SIMULATION PURPOSES.
3. AN OBJECT OF KNOWN HEIGHT WAS NOT
AVAILABLE FOR REFERENCE IN THE DIRECT
VICINITY OF THE TOWER LOCATION, LIMITING
RELIABILITY OF THE HEIGHT INTERPRETATION.
4. THE HORIZON LINE AT THE PROPOSED TOW-
ER BASE IS NOT VISIBLE; A HORIZON LINE HAS
BEEN ESTIMATED AT THE TOWER BASE FOR THE
PHOTO SIMULATIONS.
5. PHOTO SIMULATIONS GENERATED USING
A SIMILAR TOWER OF SIMILAR HEIGHT AT A
SIMILAR DISTANCE; ARTISTIC INTERPRETATIONS
USED TO ESTIMATE THE APPROXIMATE TOWER
SIZE AND APPEARANCE.
6. THE DIFFERENCE IN ELEVATION BETWEEN
THE PHOTOGRAPH LOCATION AND TOWER LO-
CATION HAS BEEN TAKEN INTO CONSIDERATION.
7. TOPOGRAPHICAL FEATURES BETWEEN THE
PHOTOGRAPH LOCATION ARE INTERPRETED AS
BEST AS POSSIBLE. VISIBILITY OF THE TOWER
WILL BE DRASTICALLY REDUCED WITHIN AREAS
OF MATURE VEGETATION AND VALLEYS AND
INCREASED WITHIN LARGE OPEN FIELDS AT
HIGHER ELEVATIONS.
8. A STRUCTURAL ANALYSIS WAS NOT INCLUD-
ED IN THE SCOPE OF WORK FOR THE INCLUDED
PHOTO SIMULATIONS. EQUIPMENT & MOUNT-
ING DEPICTED IS FOR AESTHETIC & LOCATION
APPROVAL ONLY.

SITE INFORMATION:

SITE NAME#: ROCHESTER MARION RD
LOCATION: ROCHESTER, MN
EDGE PROJECT #: 44157

INT.	DATE	DESCRIPTION
ALP	07/31/25	REV. 0



Edge

Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.664.1449 VOICE
608.664.1549 FAX
www.edgeconsult.com

UCI TOWER LLC



EXISTING CONDITIONS
PHOTO TAKEN: 6/6/2025



PHOTO SIMULATION 1

PHOTO LOCATION: PHOTO IS TAKEN FROM THE INTERSECTION OF MARVALE AVE SE & MARION RD SE FACING NORTHWEST

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UCI TOWER LLC

Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).