

- Protect and enhance features which give Lincoln and Lancaster County its distinctive character, supporting a desirable quality of life.

HISTORY:

- 1887 Nebraska Wesleyan University was established.
- 1889 University Place was incorporated.
- 1926 University Place was annexed into the city of Lincoln.
- 1979 The zoning ordinance was amended to require a special permit for all private schools, pre-existing schools are deemed to have received a special permit. The area was also converted from D Multiple to R-6 Residential.
- 1993 Administrative Amendments provided for adjusted parking locations, pacing and added a net increase of 73 stalls.
- 1994 Pre-existing Special Permit #23A for an amendment to a Pre-existing Special Permit to facilitate the construction of a new Health and Fitness Center on Campus and revise Campus parking.
- 1994 Special Permit #23B for a 80 foot tall radio communications tower on property west of the proposed site was denied by Planning Commission and City Council.
- 1997 Special Permit #23B for a campus parking lot.
- 1997 Special Permit #23C to include three lots and four houses to be used as accessory uses by Nebraska Wesleyan University.
- 1997 Special Permit #23D to include two houses in the campus to provide room and board for up to 10 students in each house.
- 2001 June 12, Pre-Application Conference between Daron Stewart, on behalf of Cricket Nebraska Property Company; Jennifer Dam, Planner; and Abigail Davis, Planner.
- 2001 June 14, application submitted by Cricket Nebraska Property Company to the Lincoln-Lancaster Planning Department for a rooftop personal wireless communications facility on Centennial Hall, on the Nebraska Wesleyan University Campus.

ANALYSIS:

OVERVIEW:

This is a request for a roof mounted personal wireless facility on the Centennial Hall building, a co-ed college dormitory, located on the Nebraska Wesleyan University Campus.

The applicant has proposed a rooftop site. The base equipment will be screened by a fiberglass wall painted a brick red to match the building. The panel antennas will project above the rooftop, and would be less obtrusive if painted a medium grey color.

A rooftop location does not allow for a second carrier. A rooftop site is considered a "preferred location" site, however, in the Lincoln Municipal Code, Chapter 27.68.80, concerning personal wireless facilities.

Another rooftop facility that has been installed in Lincoln is located on the Water Park Building located at A Street and Antelope Creek Drive.

STANDARDS FOR EVALUATION:

Conformity with Comprehensive Plan.

The proposal is in conformance with the goals of the Comprehensive Plan.

Preference of site location in accordance with Chapter 27.68.080.

The site is classified as a "preferred location site," as it is a roof mounted facility.

Compatibility with abutting property and surrounding land uses.

The proposed facility, camouflaged by the rooftop location, will be minimally obtrusive. The six panel antennae will project above the roofline, two on the north side and four on the south side. However, the flag pole design will help the facility blend in with the surrounding area.

Adverse impacts such as the visual, environmental or noise impacts.

There are no known adverse impacts.

Availability of suitable existing structures for antenna mounting.

There are no existing structures suitable for antenna mounting in the vicinity.

Scale of facility in relation to surrounding land uses.

The proposed facility will include antennae that project 7.2' above the roofline. A medium grey color would contribute to a less obtrusive presence. The antennae will be mounted to the interior sides of the north and south stairwells, which are 11 feet deep.

The associated equipment will be fully screened by a fiberglass fence painted a red brick color, located in the center of the northern third of the rooftop area, with setbacks of 21 feet on the east and west, and 15 feet on the north. This would result in the associated equipment being minimally visible from the ground.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/ districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

There are no known adverse impacts. A letter from the Deputy State Historic Preservation Officer, L. Robert Pushendorf, was received by the Lincoln-Lancaster Planning Department on June 26, 2001 stating there are no objections to this application.

Color and finish.

The proposed color and finish of the roof mounted antennae, which project above the rooftop, has not been specified. A medium grey color would aid in integrating the antennae into the design, color and material of the building.

Ability to co-locate.

The rooftop facility does not accommodate a second provider.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

The antennae and facility will be camouflaged by its rooftop location on the existing building. The base equipment will be surrounded by fiberglass screening to match the red brick of the building. The antennae would be least obtrusive if painted a medium grey, as they project above the roofline.

Impact on natural resources, open spaces, recreational trails, and other recreational resources.

There is no known negative impact.

GENERAL: The site plan appears to be sufficient to meet the requirements for a roof mounted antenna and related facility. However, a more detailed site plan with

identification of the location of the building on which the wireless communications antennae and facility will be installed on the roof is needed.

STAFF CONCLUSION: The proposal is for a screened rooftop mount wireless facility that will installed on the rooftop of Centennial Hall, a co-ed dormitory, on the Nebraska Wesleyan University Campus. According to the zoning code, this is a preferred location site, rather than a limited preference or sensitive site. As it is a preferred site the applicant had no obligation to research other available sites (Chapter 27.68 of the zoning code, Section 27.68.80, entitled “Location Preferences”). The rooftop design will reduce the obtrusiveness of the facility. The area is residentially zoned. The proposal meets the standards of the zoning code.

STAFF RECOMMENDATION: Conditional approval
CONDITIONS:

Site Specific:

1. This approval permits installation of a wireless communication facility with antennae not to exceed 8 feet in height and two feet wide on the rooftop of the Centennial Hall building on the campus of Nebraska Wesleyan University for a term of 15 years, as stipulated in Section 27.68.040 of the Lincoln Municipal Code.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.
 - 2.1.1 Revise the site plan to clearly identify the Centennial Hall building upon which the proposed wireless communications antennae and associated equipment will be located.
 - 2.1.2 Indicate on the grounding roof plan that the antennae shall be integrated into the design of the building by being painted a medium grey, as this would be least obtrusive, and be consistent and compatible with the design, color, and materials of the building.
 - 2.2 The permittee shall post a surety, approved by the City Attorney, in the minimum amount necessary to guarantee the removal of the facilities. The

surety may not be revoked or terminated during the term of the permit, which is 15 years.

3. The following conditions are applicable to all requests:
 - 3.1 Before operating this personal wireless facility, all development and construction is to comply with the approved plans.
 - 3.2 The personal wireless service provider shall comply at all times with the current applicable FCC and FAA standards and regulations, and any of those of other agencies of the federal government with authority to regulate towers and antennas.
 - 3.3 The tower shall be inspected and maintained in accordance with the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. At the time of this Special Permit, those standards were contained in the TIA/EIA-222-F. The facility operator shall conduct safety inspections in accordance with the EIA and FCC Standards and within 60 days of the inspection, file a report with the Department of Building and Safety.
 - 3.4 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner.
 - 3.5 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.6 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.7 The permittee shall, within 10 days of written demand, reimburse the City for all direct and indirect costs and expenses as provided in Section 27.68.090, in connection with the issuance and review of this permit.
 - 3.8 As a part of this approval, the permittee agrees that the permittee, successors and assigns shall, at its sole cost and expense, indemnify and hold harmless the City, its officers, officials, boards, commissions, agents, representatives, and employees against any and all claims, suits, losses, expenses, causes of actions, proceedings, and judgements for damage arising out of, resulting from, or alleged to arise out of or result from the

construction, operation, repair, maintenance or removal of the provider's facilities. Indemnified expenses shall include, but not be limited to, all out-of-pocket expenses, such as costs of suit and defense and reasonable attorney fees, and shall also include the reasonable value of any services rendered by the City Attorney's office and any employees of the City and any consultants retained by the City.

- 3.9 The City Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

Prepared by:

Abigail Posie Davis
Planner



Cleveland Ave.

Madison Ave.

Huntington Ave.

Walker Ave.

N 50th St.

N 51st St.

N 52nd St.

N 53rd St.

N 54th St.

N 56th St.

Area of Application

**Special Permit #1921
5301 Madison Ave.**

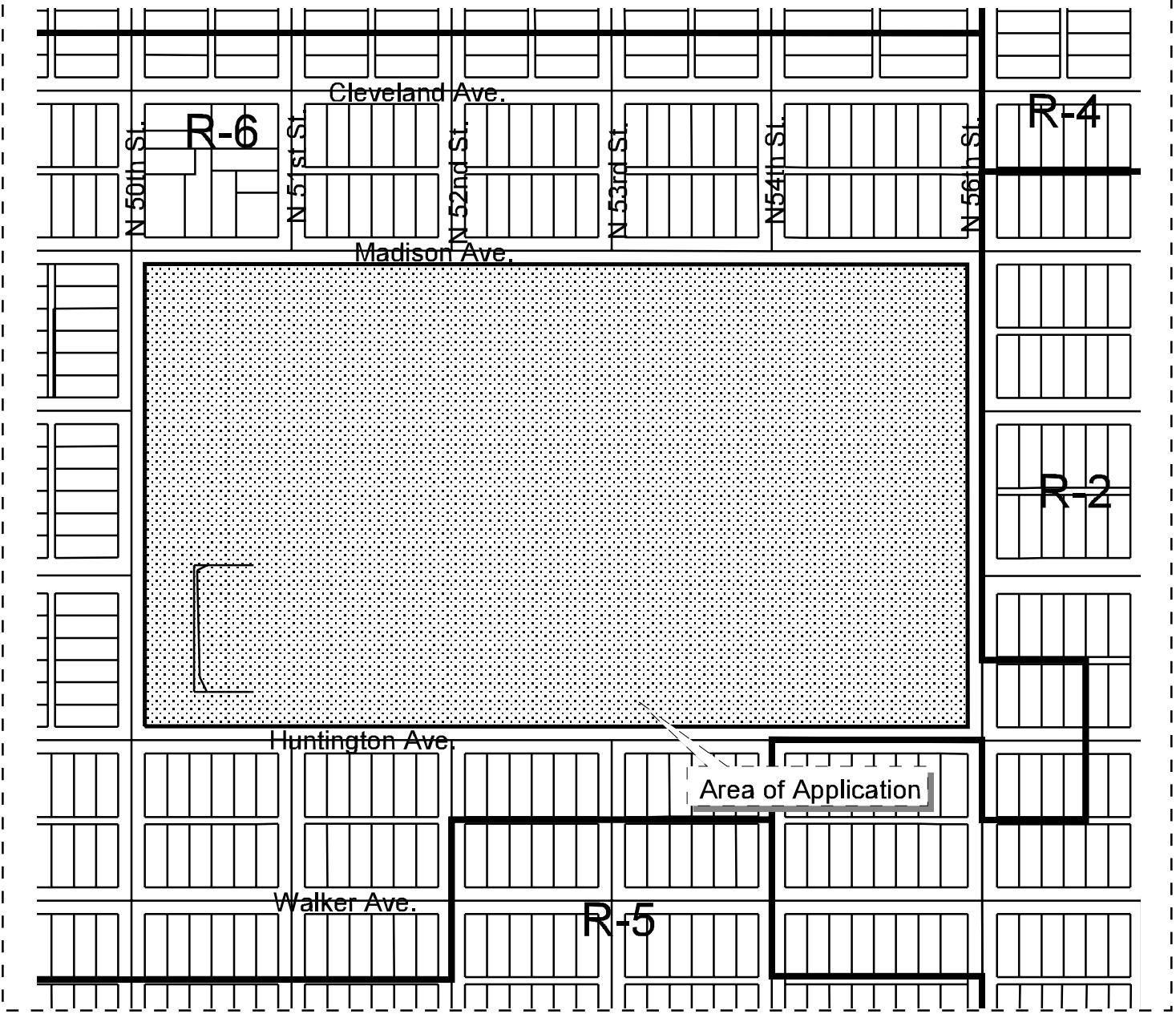


Sheet _____ of _____

Date: _____

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

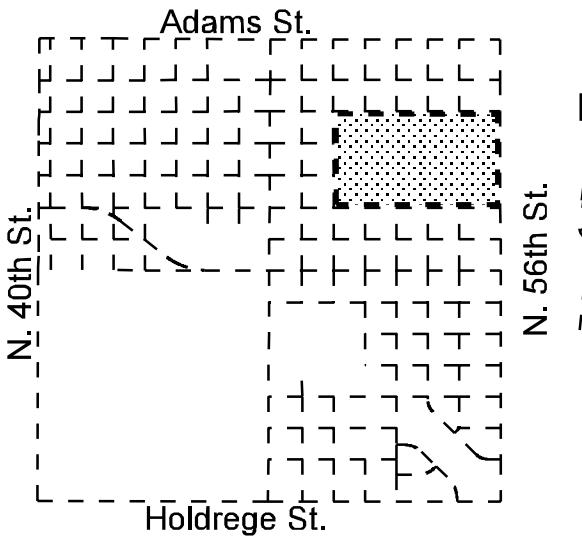


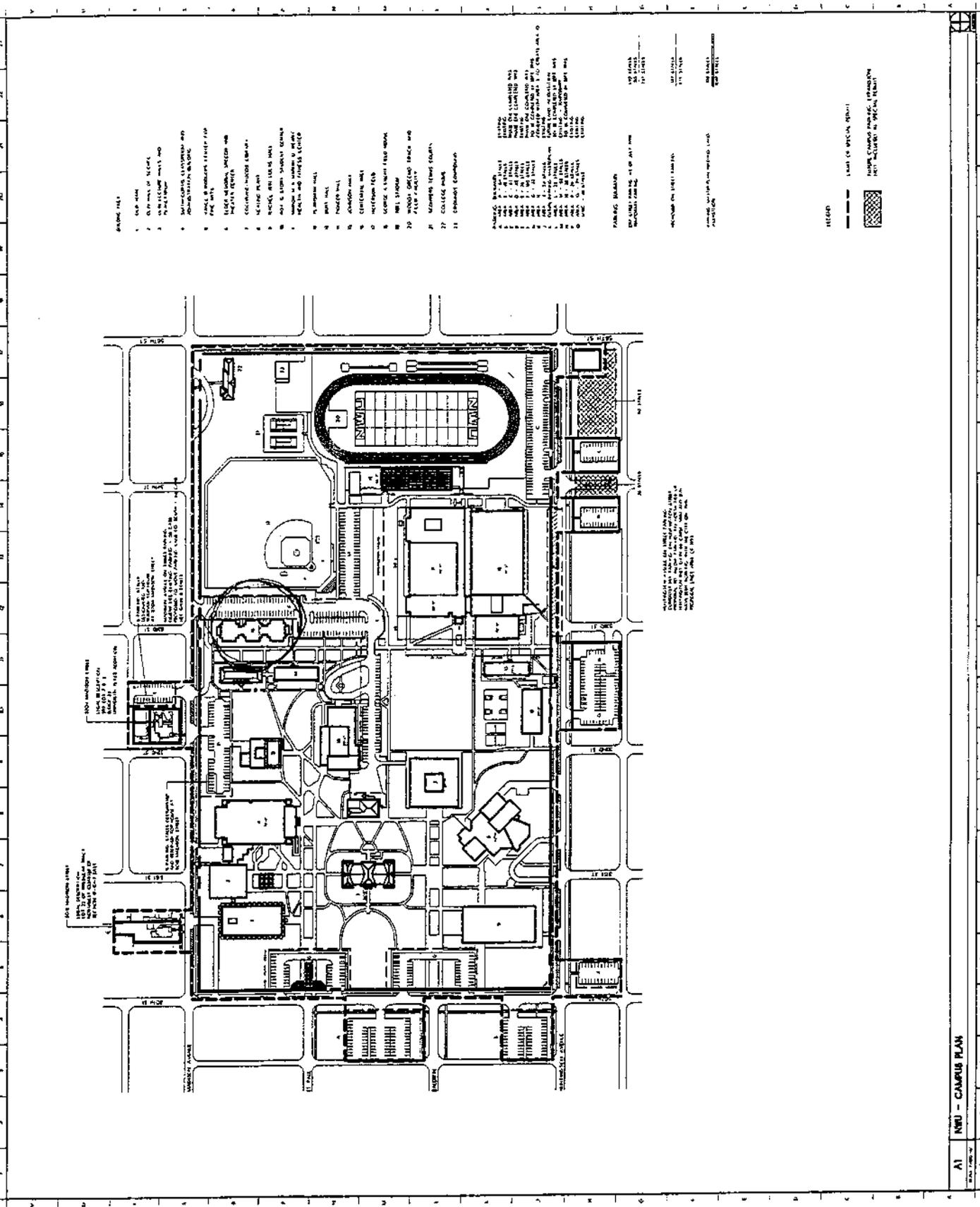
Special Permit #1921
5301 Madison Ave.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 17 T10N R7E





- LEGEND**
- 1. GYMnasium
 - 2. OFFICE OF THE CHANCELLOR
 - 3. ADMINISTRATION BUILDING
 - 4. ADMINISTRATION BUILDING
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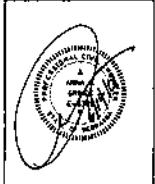
ANTENNA SCHEDULE

SECTOR	AZIMUTH (TN)	AZ WIDTH (MN)	ANT. HEIGHT (FEET)	DOWNTILT (DEGREE)	NUMBER OF ANTENNAS	ANTENNA MODEL NUMBER	CABLE LENGTH (FEET)	CABLE TYPE
1	110	118	60	0	2	EMS RV901802	80	7/8"
2	220	228	60	0	2	EMS RV901802	80	7/8"
3	340	348	60	0	2	EMS RV901802	80	7/8"



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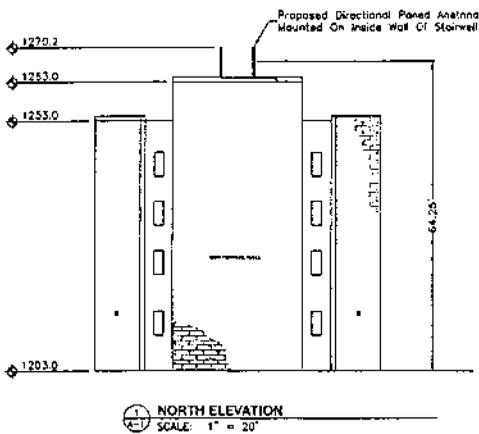
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DATE	DESCRIPTION	REV
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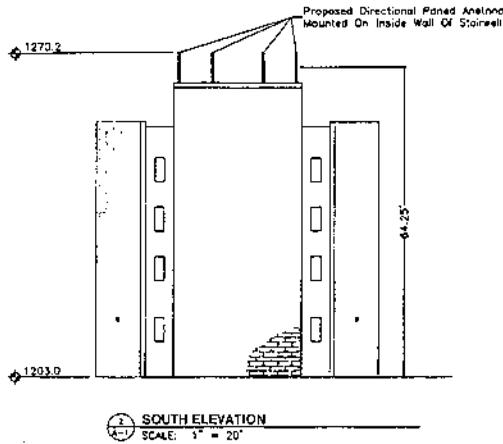
PROJECT NO.
LIN-006A
SITE NAME
NEBRASKA
WESLEYAN

SHEET TITLE
BUILDING ELEVATIONS

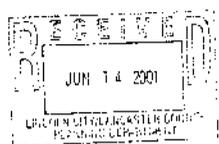
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REVISION: 01/01/01

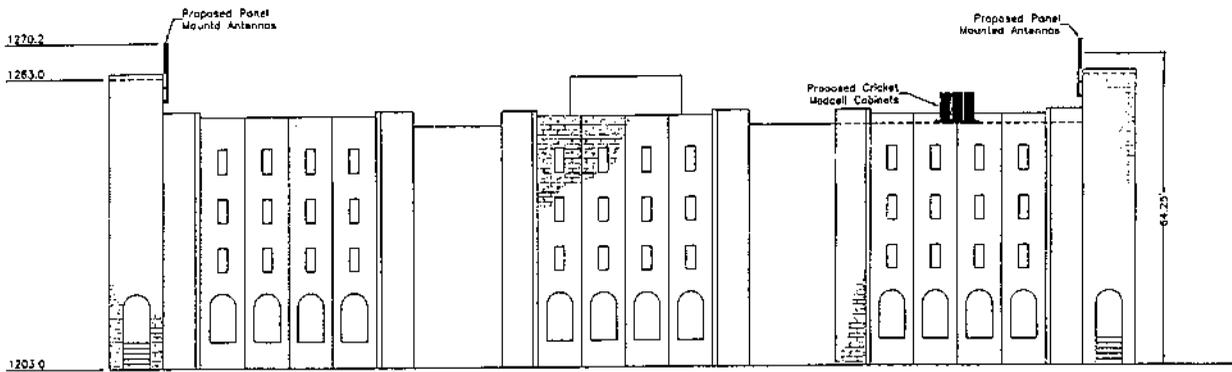


1 NORTH ELEVATION
SCALE: 1" = 20'

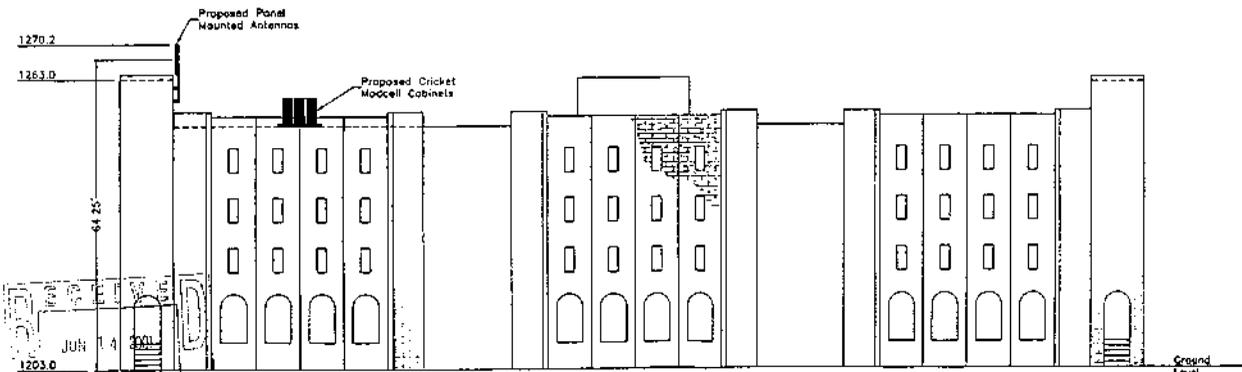


2 SOUTH ELEVATION
SCALE: 1" = 20'





EAST ELEVATION
SCALE: 1" = 20'



WEST ELEVATION
SCALE: 1" = 20'

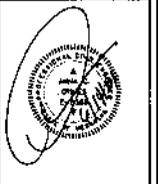
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and its affiliates

**LAMPBY HANSON
& ASSOCIATES P.C.**

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BAS RDD

SUBMITTALS		
DATE	DESCRIPTION	REV
5/1/01	SUBMITTAL	0

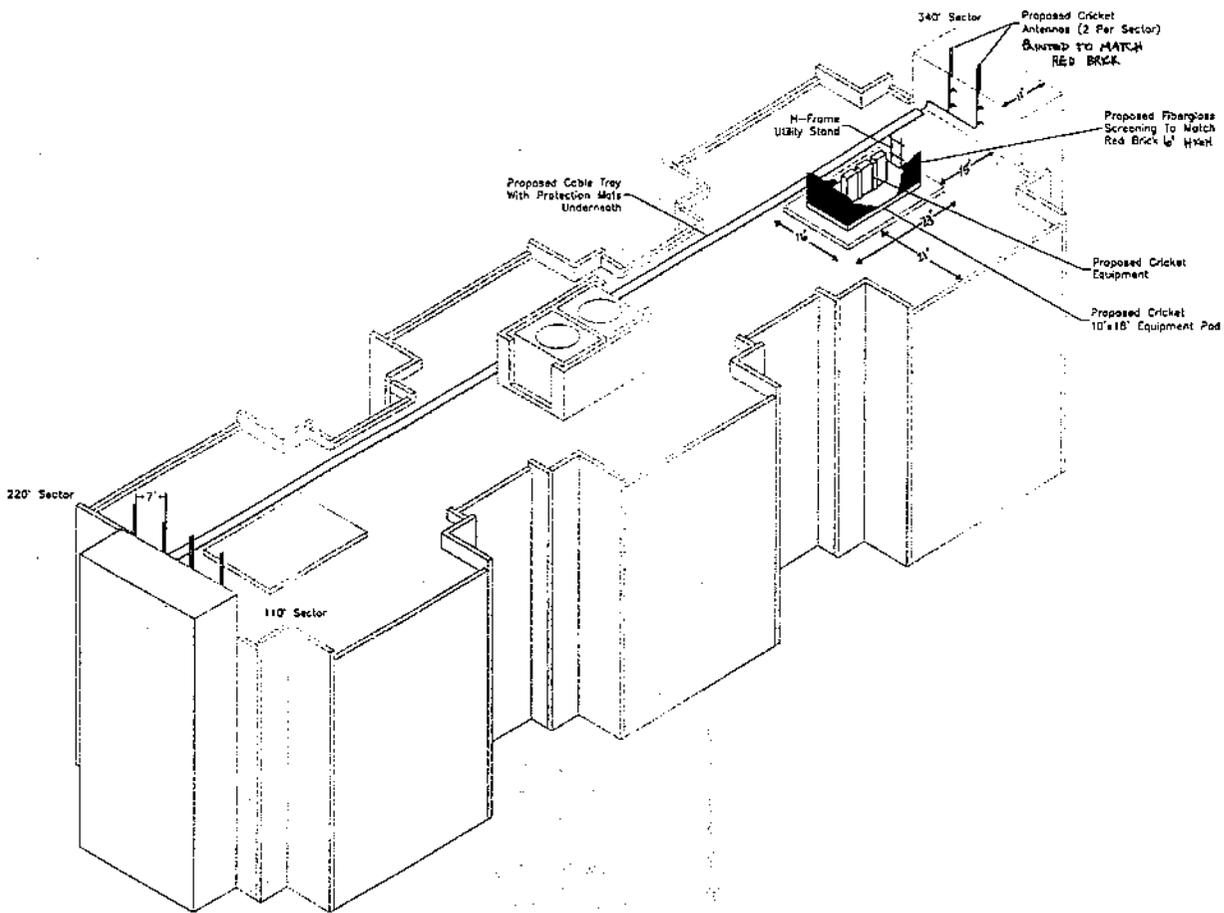


PROJECT NO.
LIN-006A

SITE NAME
NEBRASKA
WESLEYAN

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER	REVISION
A-1B	JUN NO 2005 11



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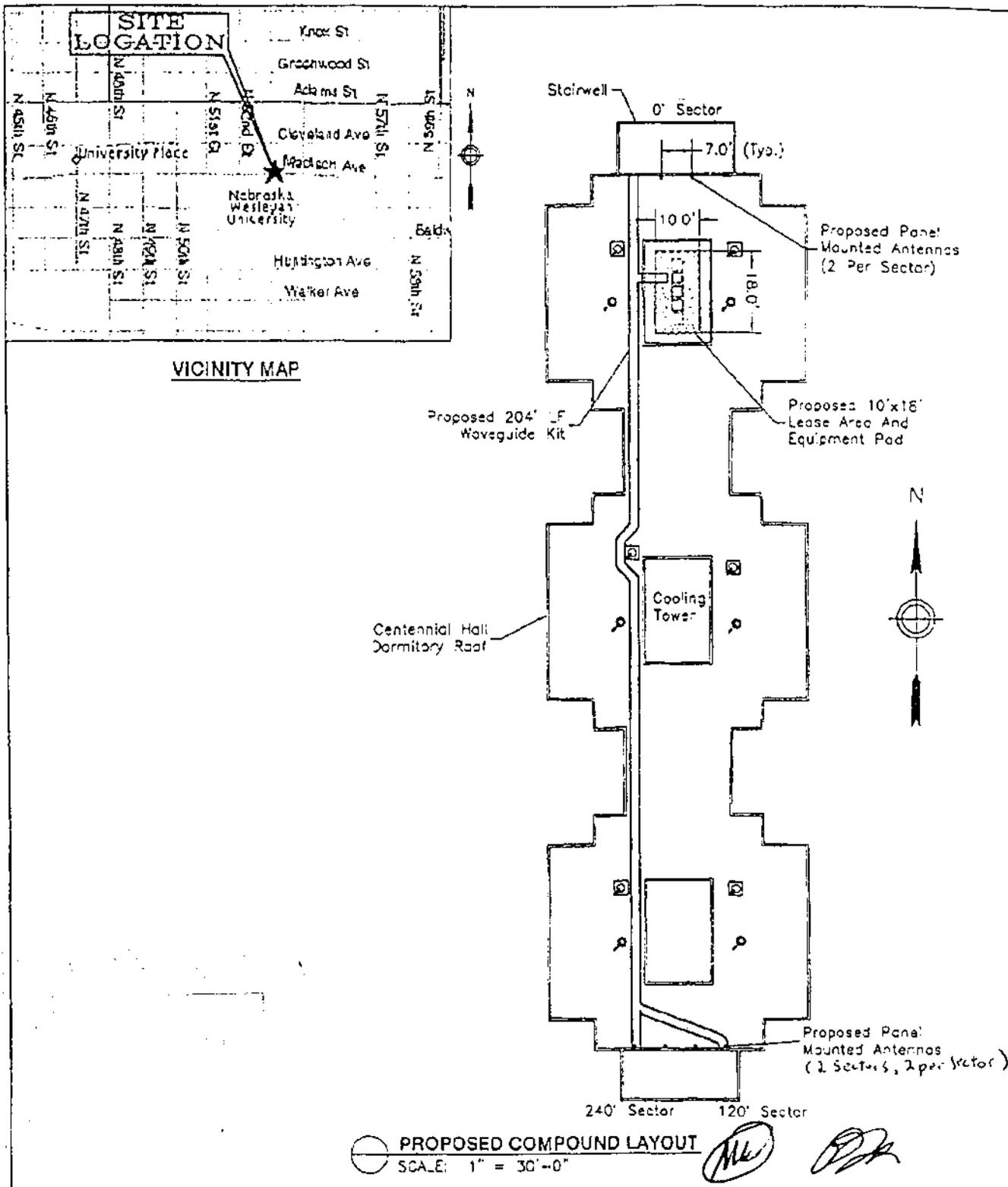
PROJECT NO.
LIN-006A

SITE NAME
NEBRASKA
WESLEYAN

SHEET TITLE
GROUNDING ROOF PLAN

SHEET NUMBER	REVISION
E-4	JOB NO. E1026.11

Exhibit C



 **PROPOSED COMPOUND LAYOUT**
 SCALE: 1" = 30'-0"

ME *PK*

<p>lamp, rynearson & associates, inc. engineers surveyors planners 14710 West Dodge Road, Suite 100 Omaha, Nebraska 68164 2039 ph 402 486 8488 fax 402 486 2730</p>	<p>cricket communications</p> <p>LUCENT TECHNOLOGIES 10846 OLD MILL ROAD OMAHA, NE 68154</p>	<p>DRAWING TITLE: LEASE EXHIBIT</p> <p>PROJECT INFORMATION: NEBRASKA WESLEYAN UN-006A 5304 MADISON AV LINCOLN, NE 68504</p> <p>PROPERTY OWNER: NEBRASKA WESLEYAN UNIVERSITY PHYSICAL PLANT LINCOLN, NE 68504</p>	<p>LIN-006A</p> <table border="1"> <tr> <td>REVISION NO. 1</td> <td>DRAWN BY BAE</td> </tr> <tr> <td>DATE ISSUED 06/04/01</td> <td>CHECKED BY ROO</td> </tr> <tr> <td>SCALE AS NOTED</td> <td>APPROVED BY: ORN</td> </tr> <tr> <td></td> <td>DRAWN BY 1 OF 1</td> </tr> <tr> <td colspan="2">A/C PROJECT NO C0084 19</td> </tr> </table>	REVISION NO. 1	DRAWN BY BAE	DATE ISSUED 06/04/01	CHECKED BY ROO	SCALE AS NOTED	APPROVED BY: ORN		DRAWN BY 1 OF 1	A/C PROJECT NO C0084 19	
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SCALE AS NOTED	APPROVED BY: ORN												
	DRAWN BY 1 OF 1												
A/C PROJECT NO C0084 19													



Re: RF Engineering Evaluation for Cell

TO WHOM IT MAY CONCERN:

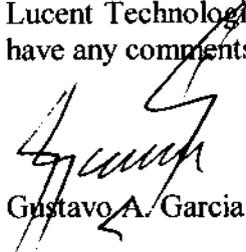
The purpose of this letter is to evaluate the need, from a RF viewpoint, for the cell LIN-006. This site is needed to provide coverage on the Wesleyan University East Campus and all the residential areas located surrounding this area. It will also provide Handoff along 48th St., 56th St. and the connecting roads. Without this cell, users of the Cricket system will experience dropped calls and will not be able to initiate a CDMA call in this area. This site will be used for continuing coverage by allowing for handoffs from site LIN-002, LIN-005, LIN-007, LIN-009 and LIN-010 (See attached site map on Exhibit "C").

The only suitable facility that would allow the service to be provided to the proposed coverage area is the Dormitory Building located at the Wesleyan University. This location has been evaluated and is the better and more logical choice for the performance of the Cricket System.

The map attached hereto Exhibit "A" shows the coverage with the proposed Cell LIN-006. The map attached hereto Exhibit "B" shows the coverage without the proposed Site. Each color in these plots indicate a coverage level as follows:

- Green: Urban In-building coverage.
- Yellow: Commercial Industrial In-building coverage.
- Red: Suburban In-building coverage.
- Blue: Suburban In-vehicle coverage.
- Magenta: Rural In-vehicle coverage.
- Grey: Street coverage.

The undersigned is a Radio-Frequency engineer and is employed as the lead engineer by Lucent Technologies for the build out of Lincoln CDMA Network. In the event that you have any comments or questions please contact the undersigned.


Gustavo A. Garcia

