

MEKUS

STUDIOS

An architectural rendering of a modern cemetery building. The building features a central stone structure with a gabled roof and a large arched doorway, flanked by long, low stone walls. In the foreground, a circular fountain with multiple tiers of water cascades into a pool. The area is landscaped with various plants and flowers. A few people are shown walking around the building for scale. The sky is blue with some clouds.

# Mound Cemetery Master Plan Report

Parks Recreation and Cultural Services Department  
Racine, Wisconsin  
June 18, 2007

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## Introduction

Mound Cemetery, Racine's historic jewel Cemetery, is looking to extend its useful life in serving the needs of the community.

Mekus Studios, of Chicago, was retained to investigate opportunities to expand burial options for the Cemetery. Mekus Studios has had many conversations with the Cemetery Commission and representatives of the City to gain a better understanding of the requirements needed to insure that the City's interests are being addressed and the Community's needs are met.

This master plan addresses the potential expansion opportunities for the Cemetery and the introduction of a greater variety of inventory options while further maximizing higher land utilization and marketability for the future yet preserving the historical character of the past.

## Executive Summary

Mekus Studios was contracted in the in the spring of 2007 to investigate and develop a plan that would provide additional garden crypts and niches to secure the future of the Cemetery. The primary objectives for the master plan are:

- Preserve the historic character
- Provide additional garden crypts to extend the life of the Cemetery 20 - 25 years.
- Investigate restoration/ rejuvenation of fountain and incorporate with the overall design concept
- Provide ADA accessibility
- Investigate phasing options

The existing garden crypts are near sell out. The combination of crypts is as follows:

Single Crypts	250
Tandem Crypts	700
Total Crypts	950

Given the City's request to provide 20-25 years worth of new crypts, Mekus Studios used the existing combination and crypt quantities for the expansion.

The combination of the two phased new garden crypts and niches is a follows:

Single Crypts	625
Tandem Crypts	360
Total Crypts	985
Niches	960

In addressing the above information, Mekus Studios focused on the area that is adjacent to the existing crypts and fountain.

In addition, the design scheme incorporates crypts that are located both on the lower level and the upper level. The upper level crypts have an overview of the garden and fountain as well as the open space to the west. The lower level crypts focus on the fountain and pond.

The fountain centerpiece will be restored/ rejuvenated to the original two-tier granite fountain with octagonal splash pool.

The reflecting pool will be reduced in size to accommodate the new garden crypts.

The Chapel niches are located inside the building and total 112 glass fronted niches.

If required, phasing considerations are simplified with the lower level crypts, elevator or ramp and stairs in Phase I and the upper level crypts and walks in Phase II.

## Site, Location, and Context

Mound Cemetery is located at the northeast corner of West and Washington Streets in Racine, Wisconsin. Since its incorporation in 1852, Mound Cemetery has grown to 58 acres. The Cemetery road system meanders through mature trees and shrubs that bear their names like Cypress, Spruce and Hawthorn. Many of the mounds in the Cemetery are sacred burying grounds of Woodland Mound Builders, a nomadic Indian tribe. It is from these mounds that the Cemetery would later take its name

## Cemetery Access and Circulation

The Cemetery is served by one main entrance gate on West Boulevard. The Cemetery is bordered by Kinzie Avenue on the north, West Boulevard on the west, Washington Street on the south and bluffs on the east.

The area of the study includes the lower level adjacent the existing crypts and the upper level immediately above the existing crypts.

## Existing Buildings

The existing buildings include an office/ chapel building with an adjacent maintenance building. Both buildings were constructed in the mid 50's.

## Topography / Landscape

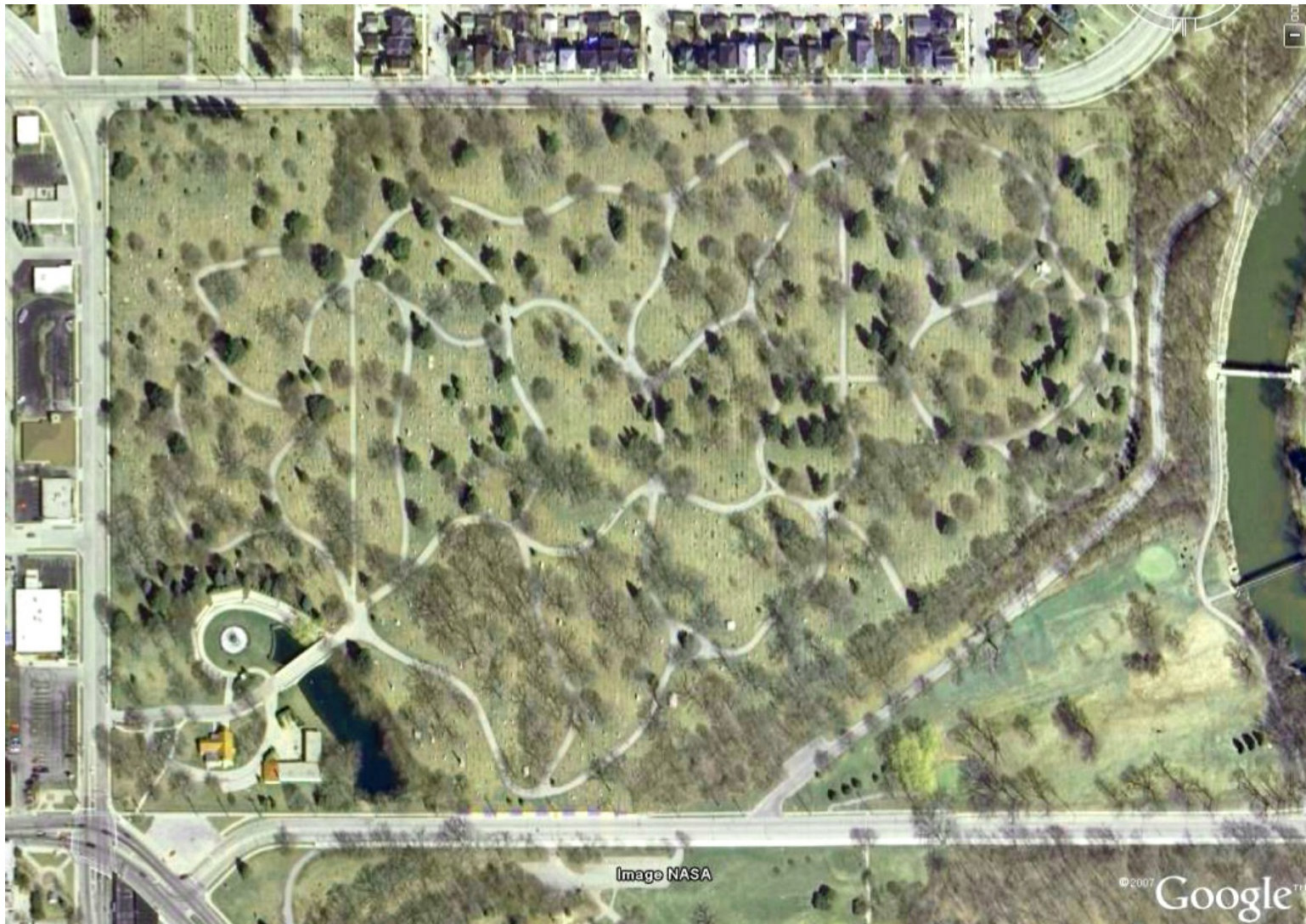
The Cemetery is fairly flat except at the depressed garden crypt area at fountain level and at the eastern edge of the Cemetery which has bluffs.

The landscaping is one of the assets of the Cemetery. There is a tremendous variety of mature tree species that lend themselves to reinforce the historical character of the Cemetery.

## Views

The most exciting views are toward the fountain and pond. This is caused by the depressed area which creates a sense of privacy and serenity. The views immediately upon entering the Cemetery are an important re-enforcement of the historical character of the site.

Aerial View - Overall Cemetery

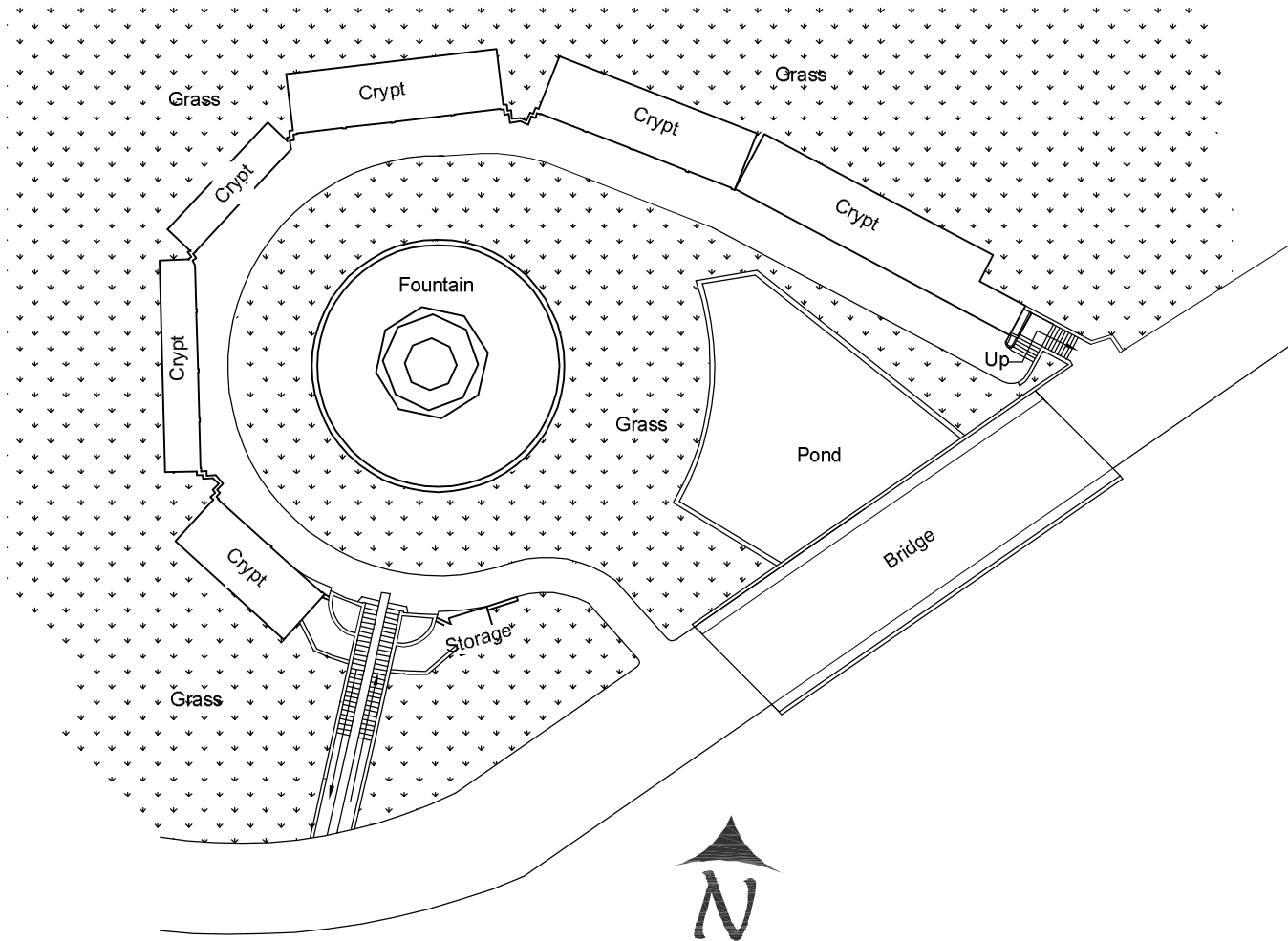




Aerial View - Site



Existing Crypt Complex Plan



Existing Photos



Lower Level Existing Crypts and Fountain



Stair to Upper Level



Existing Lower Level Crypts



Stairs up to Upper Level



Fountain

Existing Photos - Existing Garden Section



Upper Level Roofs



Chapel and Offices



Pond



Upper Level Private Mausoleum

## Goals and Objectives

The goal of the expansion is to provide the Cemetery with future growth in garden crypt and niche space.

The new expansion will reinforce the formality of the complex that already has a semi circular layout. Vistas to the fountain will be preserved and the two-tiered fountain will be restored/ rejuvenated. The crypt expansion will be two tiered and centered on the fountain. Niches will be added to the crypt end walls to provide another burial type option in the complex. A substantial area of open space will be preserved between the fountain and the crypts at the lower level.

Additional glass fronted indoor niches will be located in the chapel side room if necessary.

## Issues

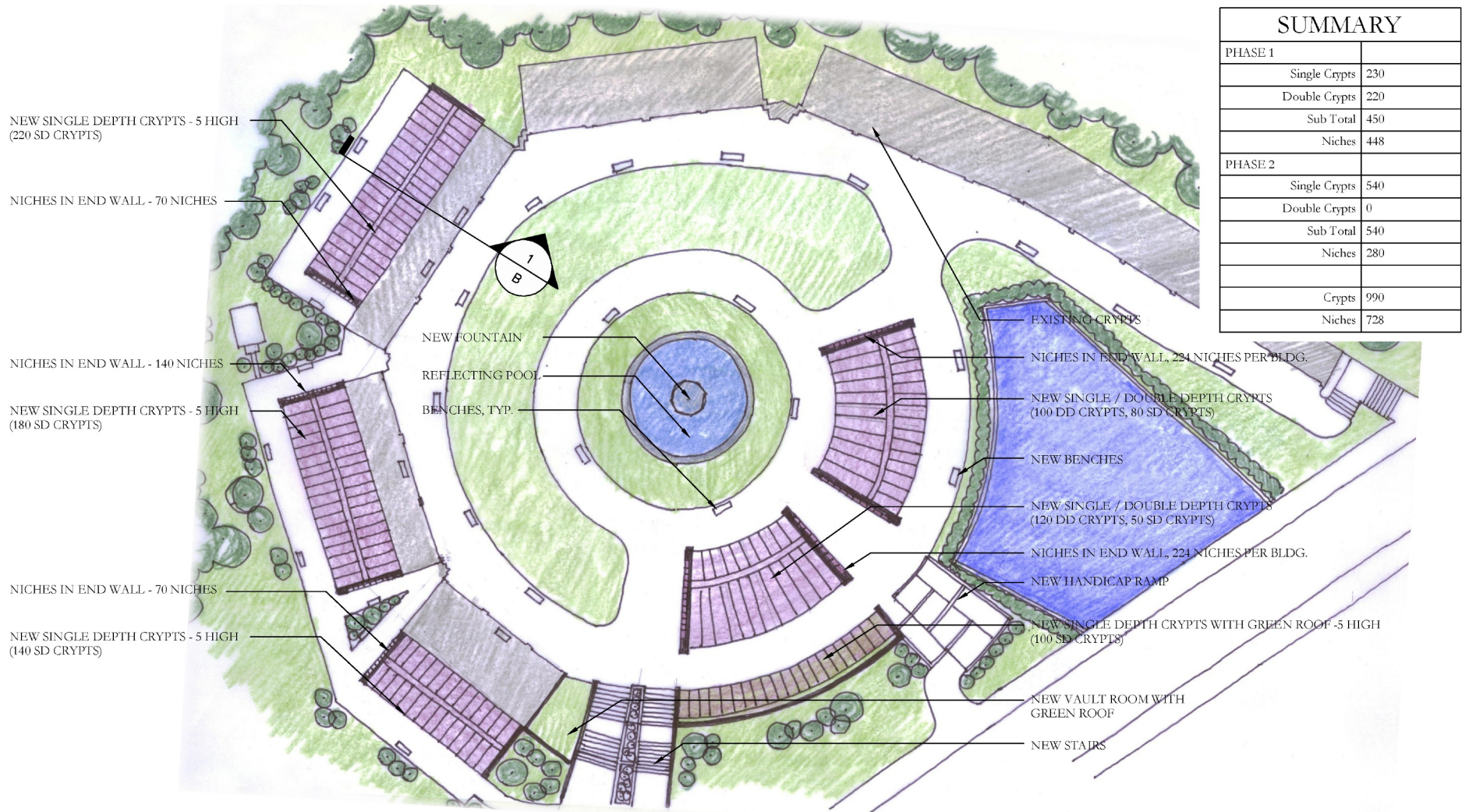
In identifying and meeting the goals above, the Master Plan is faced with specific issues that will need to be addressed. They are:

- The elevation differential between upper and lower levels is substantial (9'+/-) and will make ADA accessibility a challenge.
- Restoration/rejuvenation of the existing fountain to bring it back to its original splendor.
- Compatibility of existing materials with new materials.

## Master Plan Process

The recommendations proposed in the Site Master Plan Report are a result of extensive analysis and site evaluation meetings as well as subsequent conversations with key personnel. A multi phase strategy is proposed for the implementation of the final Site Master Plan. Improvements in each phase are described in subsequent site plans and detail plans.

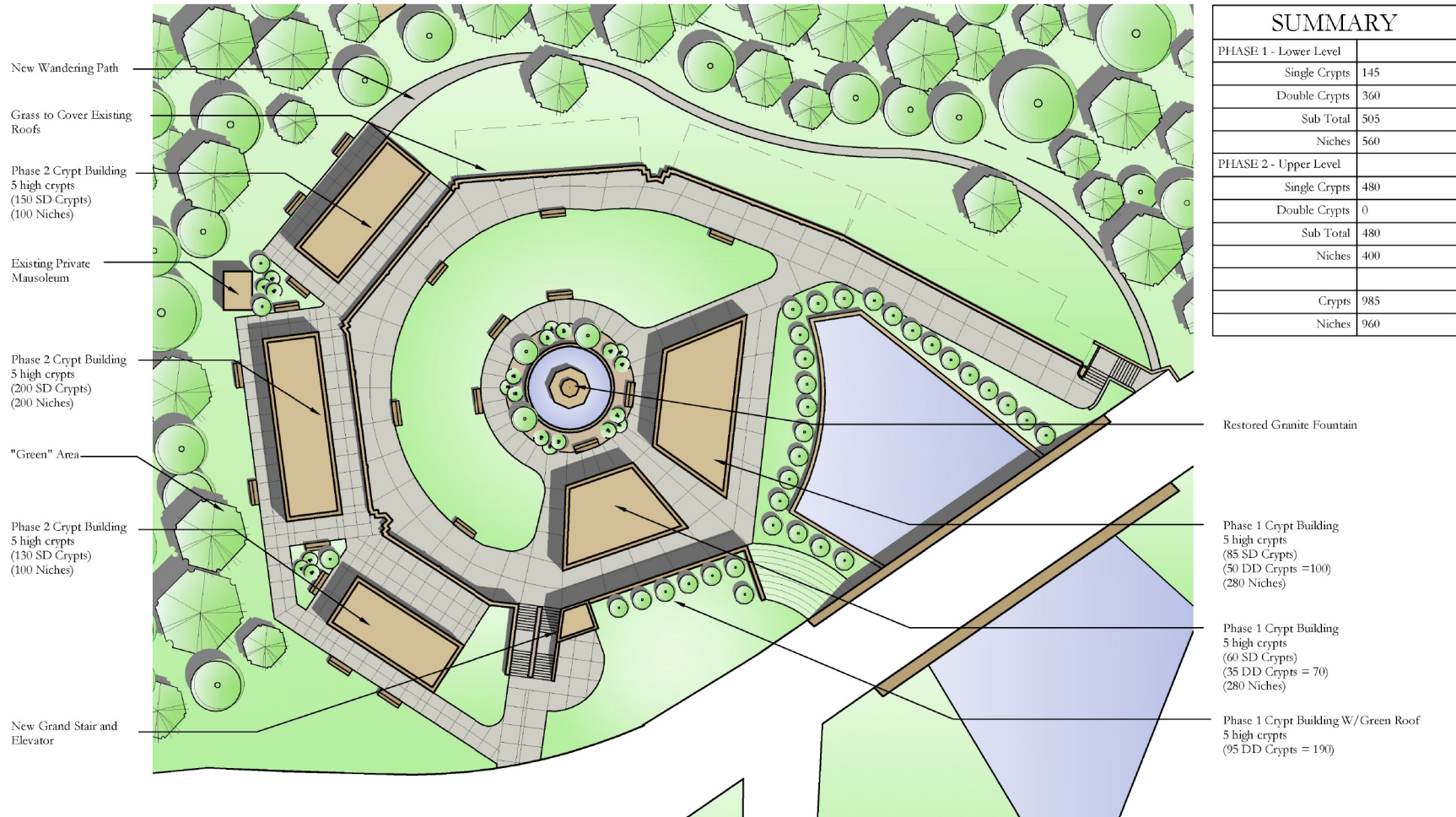
Original Concept Plan



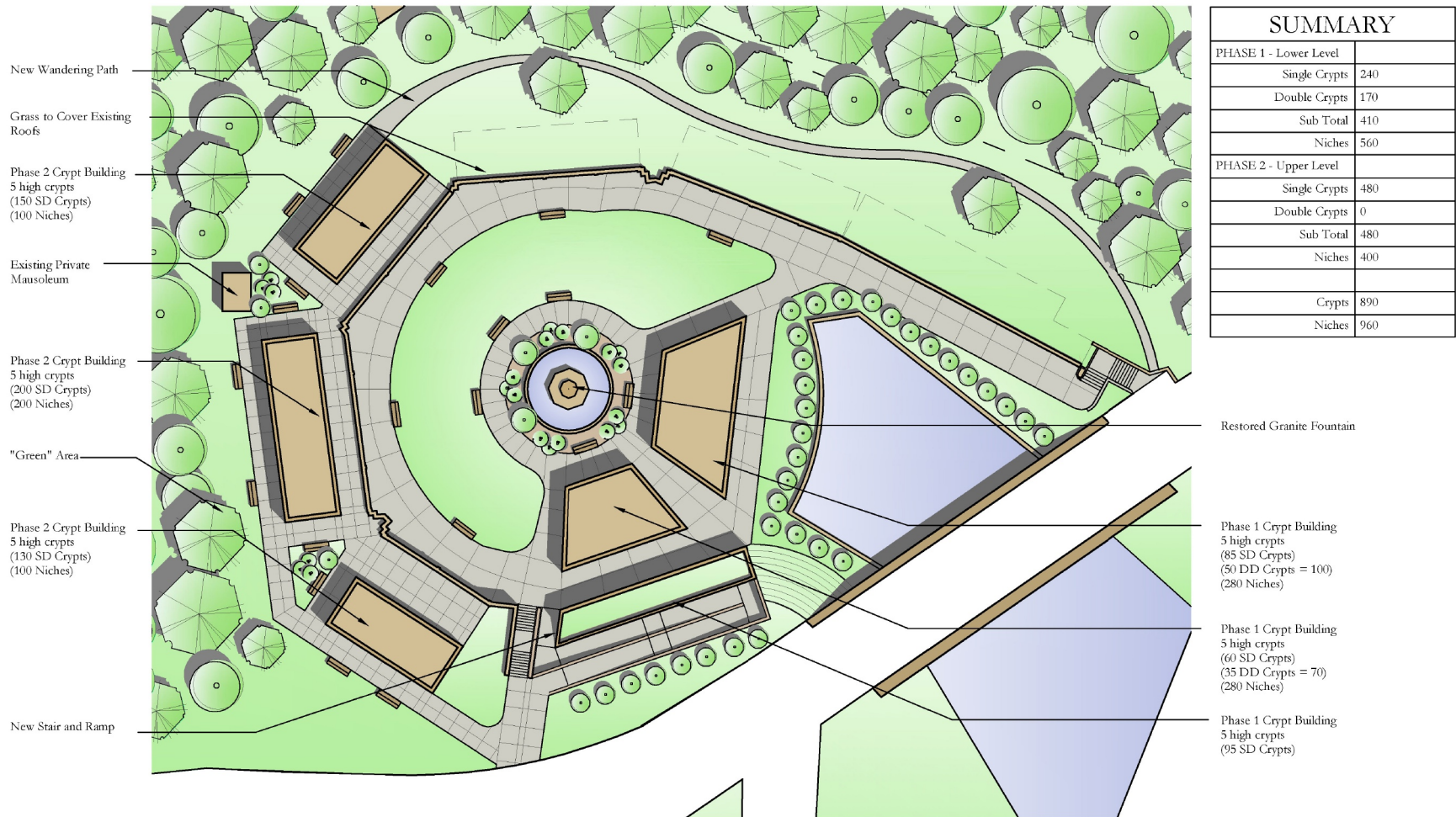
SUMMARY	
PHASE 1	
Single Crypts	230
Double Crypts	220
Sub Total	450
Niches	448
PHASE 2	
Single Crypts	540
Double Crypts	0
Sub Total	540
Niches	280
Crypts	990
Niches	728



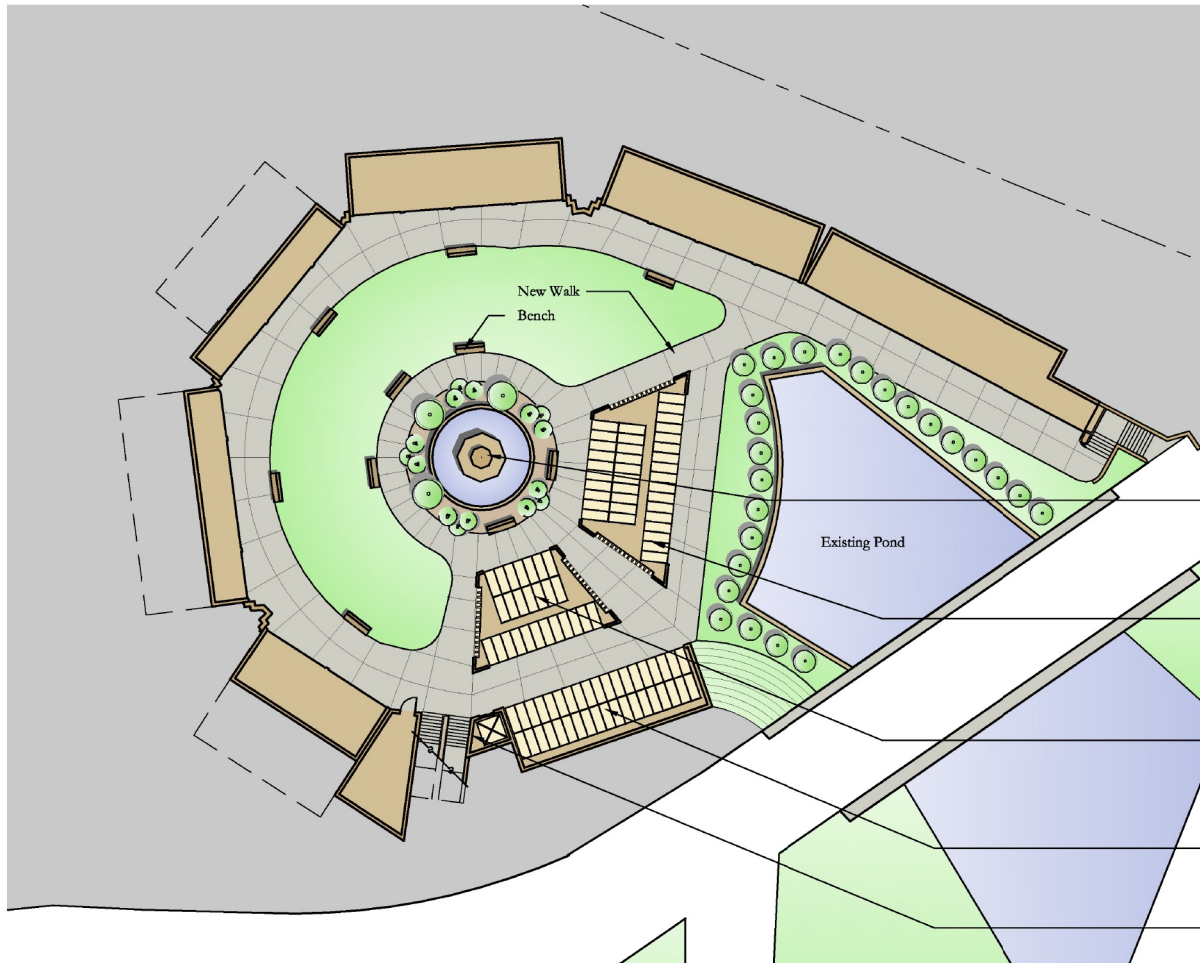
Final Site Plan



Final Site Plan - Ramp Option



Lower Level Plan



SUMMARY	
PHASE 1 - Lower Level	
Single Crypts	145
Double Crypts	360
Sub Total	505
Niches	560

Restored Granite Fountain

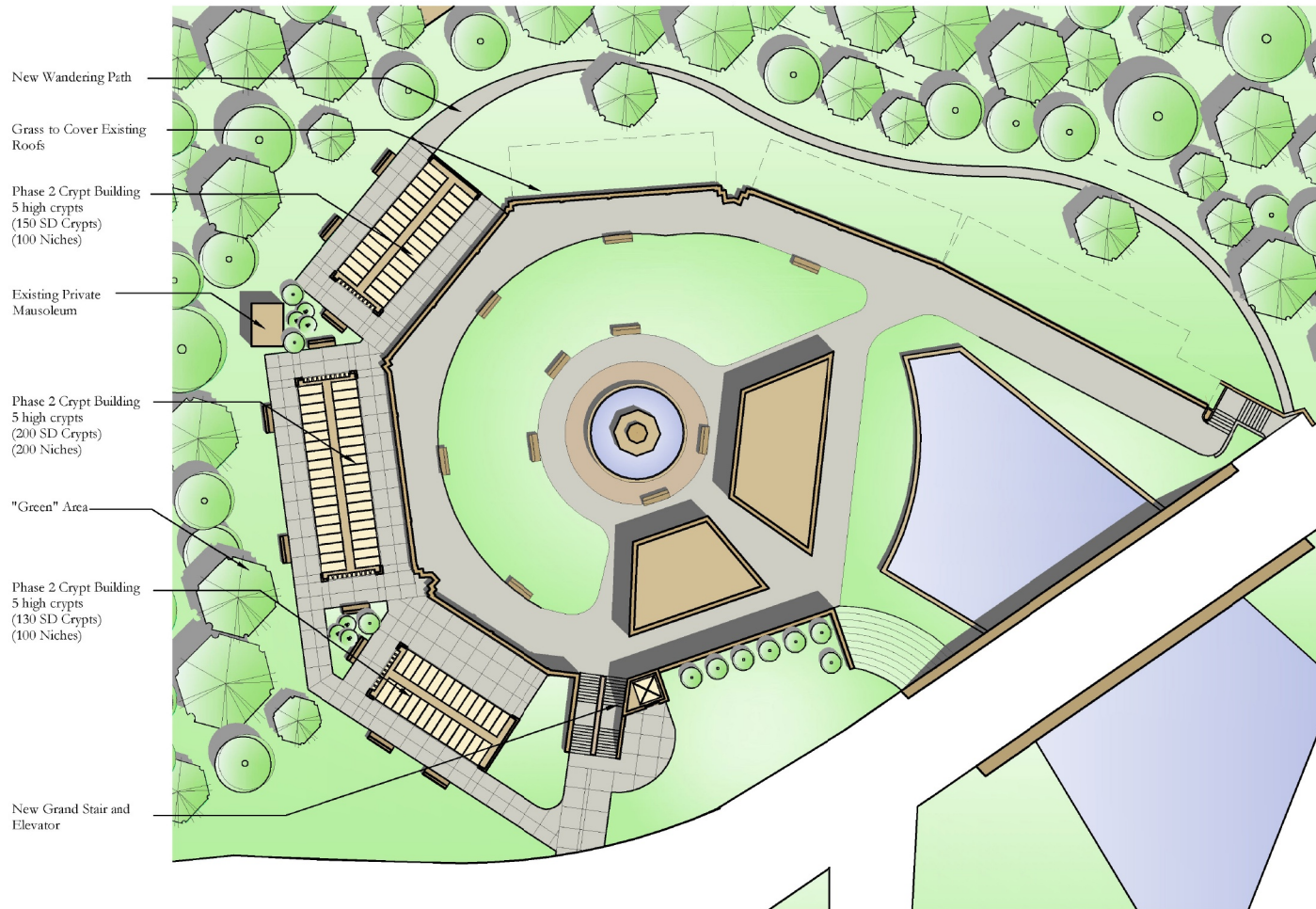
Phase 1 Crypt Building  
5 high crypts  
(85 SD Crypts)  
(50 DD Crypts = 100)  
(280 Niches)

Phase 1 Crypt Building  
5 high crypts  
(60 SD Crypts)  
(35 DD Crypts = 70)  
(280 Niches)

Phase 1 Crypt Building W/Green Roof  
5 high crypts  
(95 DD Crypts = 190)

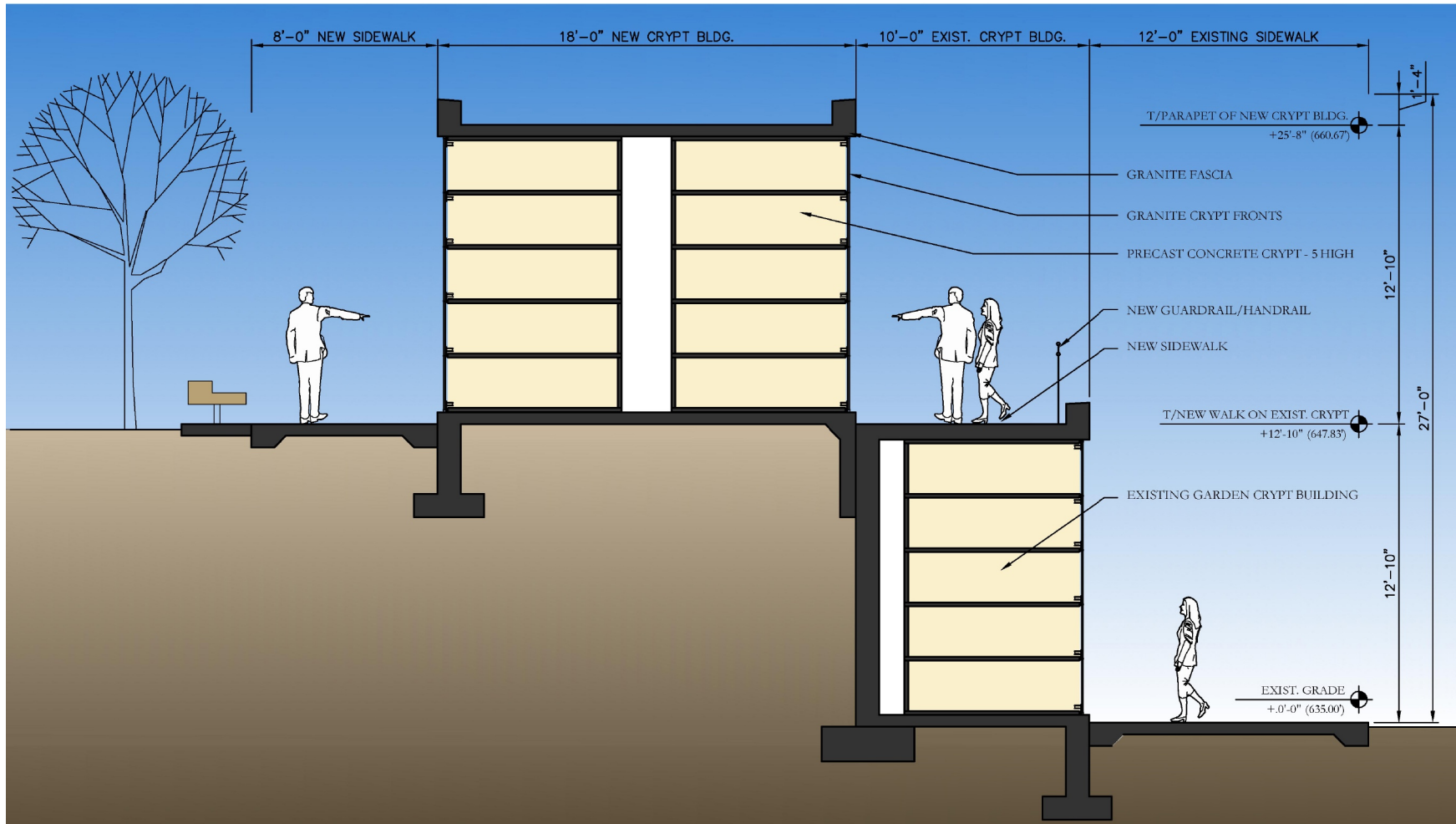
New Grand Stair and Elevator

Upper Level Plan



SUMMARY	
PHASE 2 - Upper Level	
Single Crypts	480
Double Crypts	0
Sub Total	480
Niches	400

Site Section



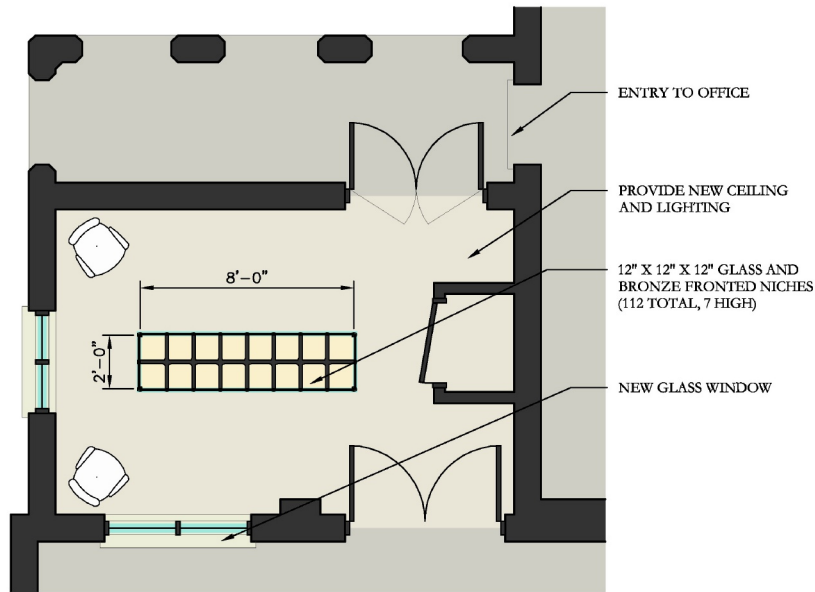
Axonometric



Garden-Fountain



### Chapel Room Plan and Rendering





**MOUND CEMETERY- PHASE 1 - LOWER LEVEL SCHEME**

CITY OF RACINE  
RACINE, WISCONSIN

DATE: May 17, 2007  
REVISED: July 10, 2007

DIVISION	WORK/MATERIAL	AREA/ UNIT	COST/ UNIT	BASE BID	ALTERNATE #1 (RAMP)	ALTERNATE #2 (ELEVATOR)	ALTERNATE #3 (FOUNTAIN)	ALTERNATE #4 (ADD 95 CRYPTS)
Division 1 - General	Temporary Conditions	6,000 sf	\$1.68 /sf	\$10,080.00				
	Winter Protection	1 allowance	\$25,000.00 /allowance	\$25,000.00				
	General Repair	1 allowance	\$25,000.00 /allowance	\$25,000.00				
Division 2 - Sitework	Earthwork (Excavation and Backfill)	500 cy	\$21.41 /cy	\$10,705.00				\$1,712.80
	Engineered Fill (below buildings)	425 cy	\$59.55 /cy	\$25,308.75				\$3,632.55
	Engineered Fill (below sidewalks)	40 cy	\$55.24 /cy	\$2,209.60				
	Utility - Electric Services	1 allowance	\$10,000.00 /allowance	\$10,000.00				
	Asphalt Pav + Base	900 sf	\$4.00 /sf	\$3,600.00				
	Concrete Pavement	4,200 sf	\$5.00 /sf	\$21,000.00				
	Fountain and Pool	1 allowance	\$60,000.00 /allowance				\$60,000.00	
	Green Roofs	1 allowance	\$25,000.00 /allowance	\$25,000.00				\$6,000.00
	Roof Demolition	1 allowance	\$0.00 /allowance	\$0.00				
	Landscaping	1 allowance	\$12,000.00 /allowance	\$12,000.00				
Division 3 - Concrete	Footings/Foundation (buildings)	529 lf	\$136.50 /lf	\$72,208.50	\$50,000.00	\$10,000.00		\$2,184.00
	Slab on Grade	3,000 sf	\$7.00 /sf	\$21,000.00	\$9,000.00			\$2,887.50
	Roof Slab	2,315 sf	\$6.00 /sf	\$13,890.00				\$2,475.00
	Misc CIP/ Retaining Wall	1 allowance	\$25,000.00 /allowance	\$25,000.00				
	Concrete Curbs	100 lf	\$12.60 /lf	\$1,260.00				
	Concrete Stairs	1 allowance	\$25,000.00 /allowance	\$25,000.00				
	Precast Conc. (Architectural panels)	2,000 sf	\$54.33 /sf	\$108,660.00			\$20,000.00	
	Precast Conc. (Architectural fascia panels)	250 sf	\$54.33 /sf	\$13,582.50				
	Precast Crypts - Units	410 each	\$158.03 each	\$64,792.30				\$15,012.85
	Precast Crypts - Install	410 each	\$104.74 each	\$42,943.40				\$9,950.30
	Precast Niches	560 each	\$66.28 each	\$37,116.80				
	Precast Niches - Install	560 each	\$26.46 each	\$14,817.60				
	Division 4 - Masonry	Granite (Fronts) - Furnish and Install	465 fronts	\$200.00 /front	\$93,000.00			
Granite (Trim)		200 sf	\$68.25 /sf	\$13,650.00				
Granite (Base)		325 lf	\$31.50 /lf	\$10,237.50				
Granite (Fountain Granite)		300 sf	\$68.25 /sf	\$20,475.00				
CMU		400 sf	\$14.50 /sf	\$5,800.00				
Hanger System		1,400 each	\$10.50 /each	\$14,700.00				
Division 5 - Metals	Hand Rail/ Guard Rail	117 lf	\$84.00 /lf	\$9,828.00	\$6,000.00			
Division 7 - Thermal / Moisture	Membrane Roofing/Protection Board	2,315 sf	\$6.50 /sf	\$15,047.50				\$2,681.25
	Joint Sealants	7,000 lf	\$0.53 /lf	\$3,675.00				
Division 12 - Furnishings	Misc. - Benches	12 each	\$3,100.00 each	\$37,200.00				
	Misc. - Planter Stands	3 each	\$892.50 each	\$2,677.50				
	Brick Vents	6 each	\$34.65 each	\$207.90				
Division 15 - Mechanical	Plumbing	1 allowance	\$15,000.00 /sf	\$15,000.00				
	Ventilators	3 each	\$350.00 each	\$1,050.00				
	Elevator	1 allowance	\$85,000.00 /allowance				\$85,000.00	
Division 16 - Electrical	Lightning Protection	1 allowance	\$12,000.00 /allowance	\$12,000.00				
	Exterior Lighting	1 allowance	\$12,000.00 /allowance	\$12,000.00				
	Misc. Electrical	1 allowance	\$8,000.00 /allowance	\$3,000.00			\$5,000.00	

<b>Construction Subtotal</b>				\$859,247.85	\$65,000.00	\$120,000.00	\$80,475.00	\$46,536.25
General	Contingency	10%		\$85,924.79	\$6,500.00	\$12,000.00	\$8,047.50	\$4,653.63
<b>Subtotal</b>								
General Contractor	General Condition (6% of Const Subtotal above not incl. Contingency)	6%		\$51,554.87	\$3,900.00	\$7,200.00	\$4,828.50	\$2,792.18
<b>Subtotal</b>								
General Contractor	Overhead and Profit (4% of Const Subtotal above not incl. Contingency)	4%		\$34,369.91	\$2,600.00	\$4,800.00	\$3,219.00	\$1,861.45

<b>TOTAL 2008 Costs</b>				<b>\$1,031,097.42</b>	<b>\$78,000.00</b>	<b>\$144,000.00</b>	<b>\$96,570.00</b>	<b>\$55,843.50</b>
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<b>LOWER LEVEL PHASE BASE, RAMP &amp; FOUNTAIN =</b>	<b>\$1,205,667.42</b>
<b>LOWER LEVEL PHASE BASE, ELEVATOR, FOUNTAIN &amp; CR</b>	<b>\$1,327,510.92</b>

**MOUND CEMETERY- PHASE 2 - UPPER LEVEL SCHEME**

CITY OF RACINE  
RACINE, WISCONSIN

DATE: May 17, 2007  
REVISED: July 10, 2007

DIVISION	WORK/MATERIAL	AREA/ UNIT	COST/ UNIT	TOTAL	
Division 1 - General	Temporary Conditions	5,900 sf	\$1.68 /sf	\$9,912.00	
	Winter Protection	1 allowance	\$25,000.00 /allowance	\$25,000.00	
	General Repair	1 allowance	\$0.00 /allowance	\$0.00	
Division 2 - Sitework	Earthwork (Excavation and Backfill)	581 cy	\$21.00 /cy	\$12,201.00	
	Engineered Fill (below buildings)	456 cy	\$39.90 /cy	\$18,194.40	
	Engineered Fill (below sidewalks)	10 cy	\$36.75 /cy	\$367.50	
	Utility - Electric Services	1 allowance	\$10,000.00 /allowance	\$10,000.00	
	Asphalt Pav + Base	75 sf	\$8.14 /sf	\$610.31	
	Concrete Pavement	5,100 sf	\$5.00 /sf	\$25,500.00	
	Fountain and Pool	1 allowance	\$0.00 /allowance	\$0.00	
	Green Roofs	1 allowance	\$45,000.00 /allowance	\$45,000.00	
	Roof Demolition	1 allowance	\$6,000.00 /allowance	\$6,000.00	
	Landscaping	1 allowance	\$8,000.00 /allowance	\$8,000.00	
Division 3 - Concrete	Footings/Foundation (buildings)	529 lf	\$136.50 /lf	\$72,208.50	
	Slab on Grade	2,950 sf	\$5.25 /sf	\$15,487.50	
	Roof Slab	2,950 sf	\$6.00 /sf	\$17,700.00	
	Misc CIP	1 allowance	\$5,000.00 /allowance	\$5,000.00	
	Concrete Curbs	10 lf	\$12.60 /lf	\$126.00	
	Precast Conc. (Architectural panels)	1,750 sf	\$42.00 /sf	\$73,500.00	
	Precast Conc. (Architectural fascia panels)	250 sf	\$42.00 /sf	\$10,500.00	
	Precast Crypts - Units	480 each	\$140.70 each	\$67,536.00	
	Precast Crypts - Install	480 each	\$52.50 each	\$25,200.00	
	Precast Niches	400 each	\$105.00 each	\$42,000.00	
	Precast Niches - Install	400 each	\$52.50 each	\$21,000.00	
	Division 4 - Masonry	Granite (Fronts)	580 fronts	\$420.00 /front	\$243,600.00
		Granite (Trim)	250 sf	\$68.25 /sf	\$17,062.50
Granite (Base)		325 lf	\$31.50 /lf	\$10,237.50	
Granite (Fountain Granite)		0 sf	\$68.25 /sf	\$0.00	
CMU		500 sf	\$14.50 /sf	\$7,250.00	
Hanger System		1,740 each	\$10.50 /each	\$18,270.00	
Division 5 - Metals	Hand Rail/ Guard Rail	386 lf	\$84.00 /lf	\$32,424.00	
Division 7 - Thermal / Moisture	Membrane Roofing/Protection Board	2,900 sf	\$6.00 /sf	\$17,400.00	
	Joint Sealants	8,000 lf	\$0.53 /lf	\$4,200.00	
Division 12 - Furnishings	Misc. - Benches	13 each	\$892.50 each	\$11,602.50	
	Misc. - Planter Stands	3 each	\$892.50 each	\$2,677.50	
	Brick Vents	6 each	\$34.65 each	\$207.90	
Division 15 - Mechanical	Plumbing	1 allowance	\$15,000.00 /allowance	\$15,000.00	
	Ventilators	2 each	\$236.25 each	\$472.50	
Division 16 - Electrical	Lightning Protection	1 allowance	\$13,000.00 /allowance	\$13,000.00	
	Exterior Lighting	1 allowance	\$13,000.00 /allowance	\$13,000.00	

<b>Construction Subtotal</b>				\$917,447.61
General	Contingency	10%		\$91,744.76
<b>Subtotal</b>				
General Contractor	General Condition (6% of Const Subtotal above not incl. Contingency)	6%		\$55,046.86
<b>Subtotal</b>				
General Contractor	Overhead and Profit (4% of Const Subtotal above not incl. Contingency)	4%		\$36,697.90

<b>TOTAL 2008 Costs</b>				<b>\$1,064,239.23</b>
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**MOUND CEMETERY- CHAPEL ROOM CONVERSION**

CITY OF RACINE  
 RACINE, WISCONSIN

DATE: May 17, 2007  
 REVISED: July 10, 2007

DIVISION	WORK/MATERIAL	AREA/ UNIT	COST/ UNIT	TOTAL
Division 1 - General	Temporary Conditions	300 sf	\$5.00 /sf	\$1,500.00
Division 8 - Doors/ Windows	Glass Window	1 allowance	\$1,000.00 /allowance	\$1,000.00
Division 9- Finishes	Acoustic Tile Ceiling	300 sf	\$5.00 /sf	\$1,500.00
	Painting	1 allowance	\$750.00 /allowance	\$750.00
	Refinish Wood Doors/ Wainscot	1 allowance	\$750.00 /allowance	\$750.00
	Carpet	1 allowance	\$500.00 /allowance	\$500.00
Division 10 - Specialties	Niches	112 each	\$300.00 each	\$33,600.00
Division 15 - Mechanical	HVAC Relocation	1 allowance	\$20,000.00 /allowance	\$20,000.00
Division 16 - Electrical	Lighting	1 allowance	\$2,500.00 /allowance	\$2,500.00
<b>Construction Subtotal</b>				<b>\$62,100.00</b>
General	Contingency	10%		\$6,210.00
<b>Subtotal</b>				
General Contractor	General Condition (6% of Const Subtotal above not incl. Contingency)	6%		\$3,726.00
<b>Subtotal</b>				
General Contractor	Overhead and Profit (4% of Const Subtotal above not incl. Contingency)	4%		\$2,484.00
<b>TOTAL 2008 Costs</b>				<b>\$72,036.00</b>