

2. Project Description:

The proposed use for the location is for a funeral home. The project will consist of a large sanctuary on the main level with a conference room, retail space, bathrooms, and staff offices. The building will allow for a second chapel on the second floor for funeral services. The offices on the second floor will serve as rooms for grief counselors to service families. The lower level will house funeral vehicles in the garage located in the basement.

- a) Hours of operation are Monday through Friday 10:00 AM-5:00PM. Saturday hours 9:00 -2:00 PM. Staff available for death removals 24 hours daily.
- b) Delivery schedule is 9:00AM-5:00PM Monday – Friday
- c) Maintenance plan consists of custodial staff Monday – Saturday. Lawn and snow removal will be scheduled on a regular basis and on a by “need” basis (i.e. snow removal after snowstorm)
- d) The general use of the building and lot is for a funeral home to conduct funeral services.

3. Site Plan (See attachment)

4. N/A

5. Landscaping Plan- The funeral home will use the existing landscaping plan and parking lot. No changes to the existing landscaping.

6. N/A

7. Floor Plan (See Attachment)

8. N/A

9. Signage Plan -The funeral home will use the current equipment and sign.

10. N/A

11. N/A

Conditional Use Review Application

Application Questions

(1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

Urquhart Funeral Home and Cremation comply with all state and local statutes at their current location. The proposed funeral home for 816 Sixth Street will operate in full compliance with all state and local regulations, employing trained staff, maintaining strict safety and security protocols, and ensuring privacy and dignity for all services. Noise and traffic will be managed through scheduled operations and secure access, minimizing disruption to the surrounding community. The facility will be designed to be compatible with the neighborhood's character of the Racine Downtown and Heritage Committee and will not have any adverse impact on public health, safety, morals, comfort, or general welfare.

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The proposed funeral home will operate within established quiet hours, with all vehicles and equipment noise controlled to meet local ordinances. Traffic will be managed through designated access and parking areas, minimizing public street congestion. Signage will be discreet and placed to avoid obstructing views or sunlight. Comparable sales in the neighborhood show no significant value impact from similar uses, and community surveys indicate no major concerns. This use is consistent with the district's character and will not impede the normal use or enjoyment of adjacent properties.

(3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The proposed funeral home will occupy an accessible site with no encroachments on adjacent properties. Its design and location will not block future development, and it will operate in a manner consistent with the district's Comprehensive Plan, which allows for essential services alongside residential and commercial uses. Traffic and access will be managed to ensure compatibility with surrounding streets and properties.

(6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

The city's Comprehensive Plan emphasizes preserving community character, ensuring access to essential services, and supporting sustainable development. A funeral home is a non-conforming use that meets the plan's criteria for compatibility, as it is a low-impact, non-commercial service that does not generate significant traffic, noise, or environmental impacts. It will operate under strict zoning and operational standards to ensure it remains consistent with the plan's vision. The location is within a district that already accommodates small-scale commercial and service uses, and the funeral home's operation will not disrupt the surrounding residential or mixed-use character. It will serve the existing population and nearby neighborhoods, contributing to the plan's objective of providing accessible, high-quality services without creating undue traffic or noise impacts.

(7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

The proposed funeral home will operate in full compliance with all applicable zoning, building, and land use regulations of the district in which it is located. These regulations include, but are not limited to, requirements for building setbacks, height limits, signage, parking, and environmental protection.

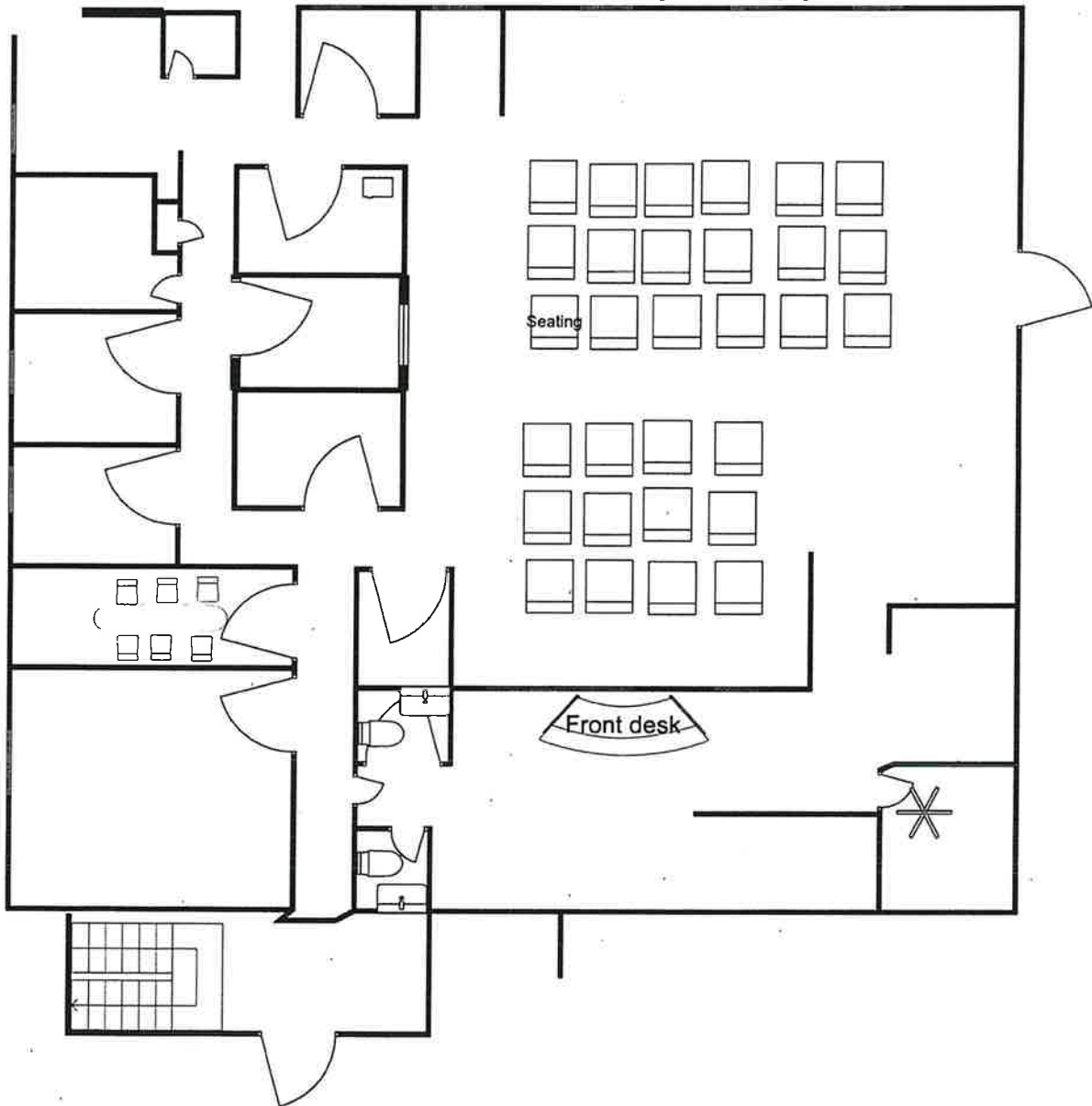
The Plan Commission's recommendations for this site will be incorporated into the application, and the proposed design and operational plan will reflect these modifications. For example, the building footprint and exterior design will meet or exceed the Commission's suggested standards for visual compatibility with the surrounding residential and commercial areas. Parking provisions, including designated spaces for vehicles and hearses, will be in accordance with the Commission's guidance to minimize traffic impacts.

The funeral home will adhere to all district-mandated accessibility requirements, ensuring compliance with ADA standards for entryways, restrooms, and service areas. Environmental controls, including stormwater management and waste handling procedures, will follow the Commission's recommended mitigation measures to protect nearby properties and the surrounding area.

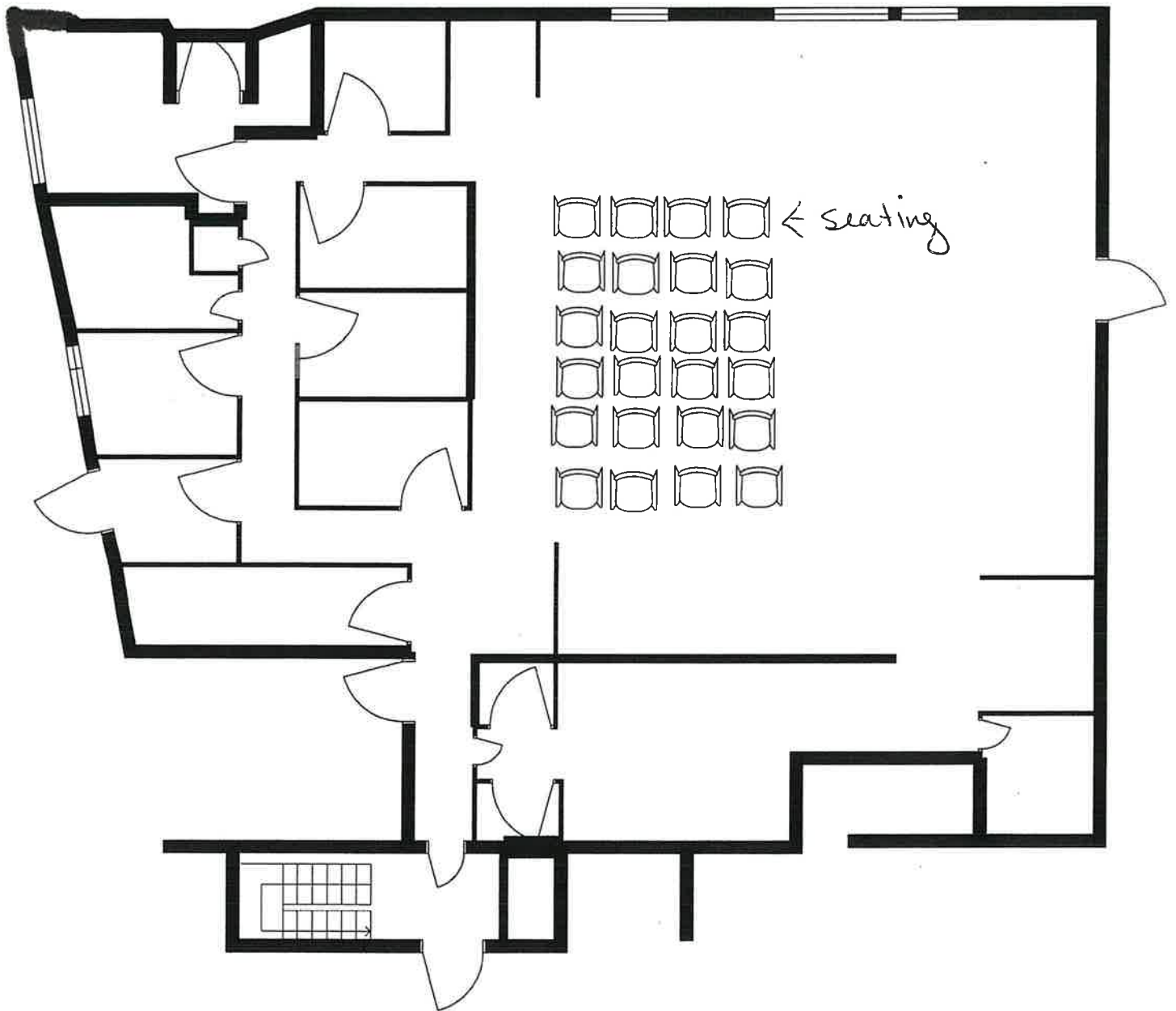
The operation of the funeral home will conform to the district's regulations, with any deviations addressed through the Commission's approved recommendations. This ensures

Sanctuary - Copy

1st Floor-Sanctuary - Copy



2nd Floor





Areas

Lot = 99,304 sq. ft.
Building = 24,000 sq. ft.
8000 per floor x 3 floors

42 1 1

