

## Fox River: Waterfront Development: The City of Berlin

### Berlin:

The City of Berlin is a community of about 5000 residents located in the northeast quadrant of Green Lake County, Wisconsin. The city was established in 1846 as a trading post along the highly traveled Fox River. For several decades, Berlin supplied goods to surrounding farmers and was one of the few locations that had a bridge for commuters desiring to cross the Fox River. Berlin has developed a historic downtown district oriented around the use of the Fox River.

The Fox River is one of the largest rivers in Wisconsin as well as one of the only rivers that flow northward. During the 1800s, the Fox River was a primary means of commercial transportation and linked traffic from the Mississippi to the St. Lawrence Rivers. Traveling along the Fox was reduced in the 1900s to recreational use, but still provided vital economic benefits the City of Berlin. Today, transportation has diminished as a consequence of the closing of some locks and dams due to deterioration.

### Design Expectations:

The City of Berlin in conjunction with the Business Improvement District currently hosts the Fox River Days event in an effort to raise money for riverfront improvement between the Huron Street and Franklin Street Bridges. Current conditions include eroding shorelines, deteriorating amenities and aesthetically poor views. Short term expectations include installing a boardwalk that provides boaters places to dock and have direct access to city shops. Long term possibilities include a site that can accommodate boat shows and intertwine city events with the river. Exploration of parking improvements adjacent to Main Street is also suggested.

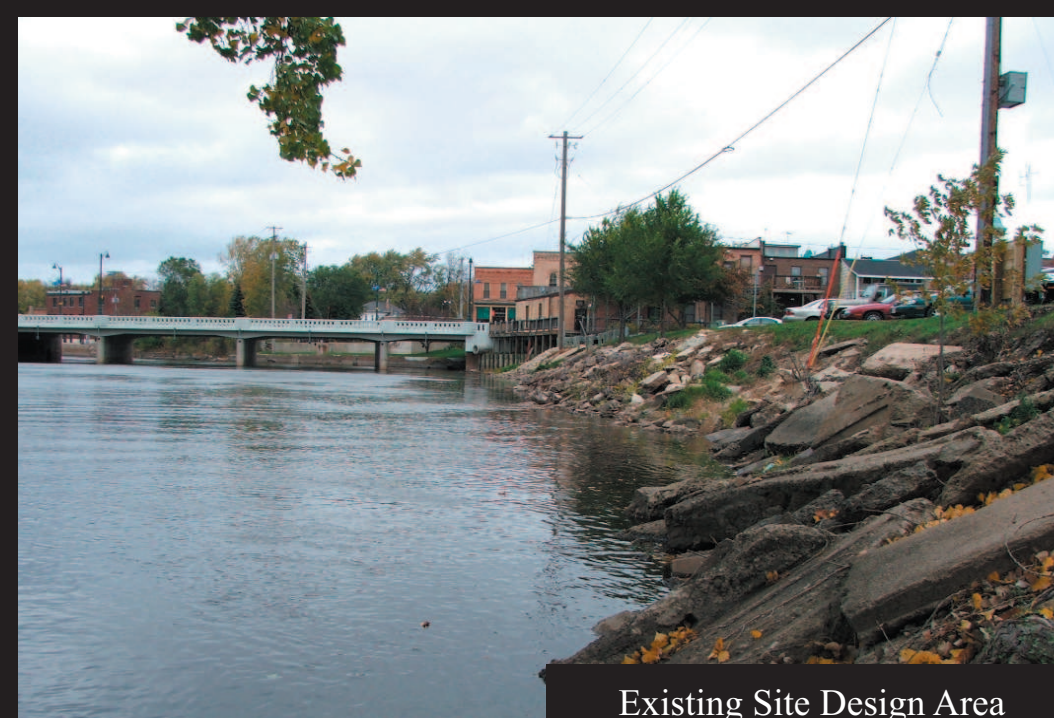
Providing a vision for future use will hopefully trigger community involvement and increase donations for future improvements. Designing according to a budget is not required, but is taken into consideration when dealing with an organization that receives minimal funding donations and state and federal grants. Construction on the site design area may occur as early as 2008.



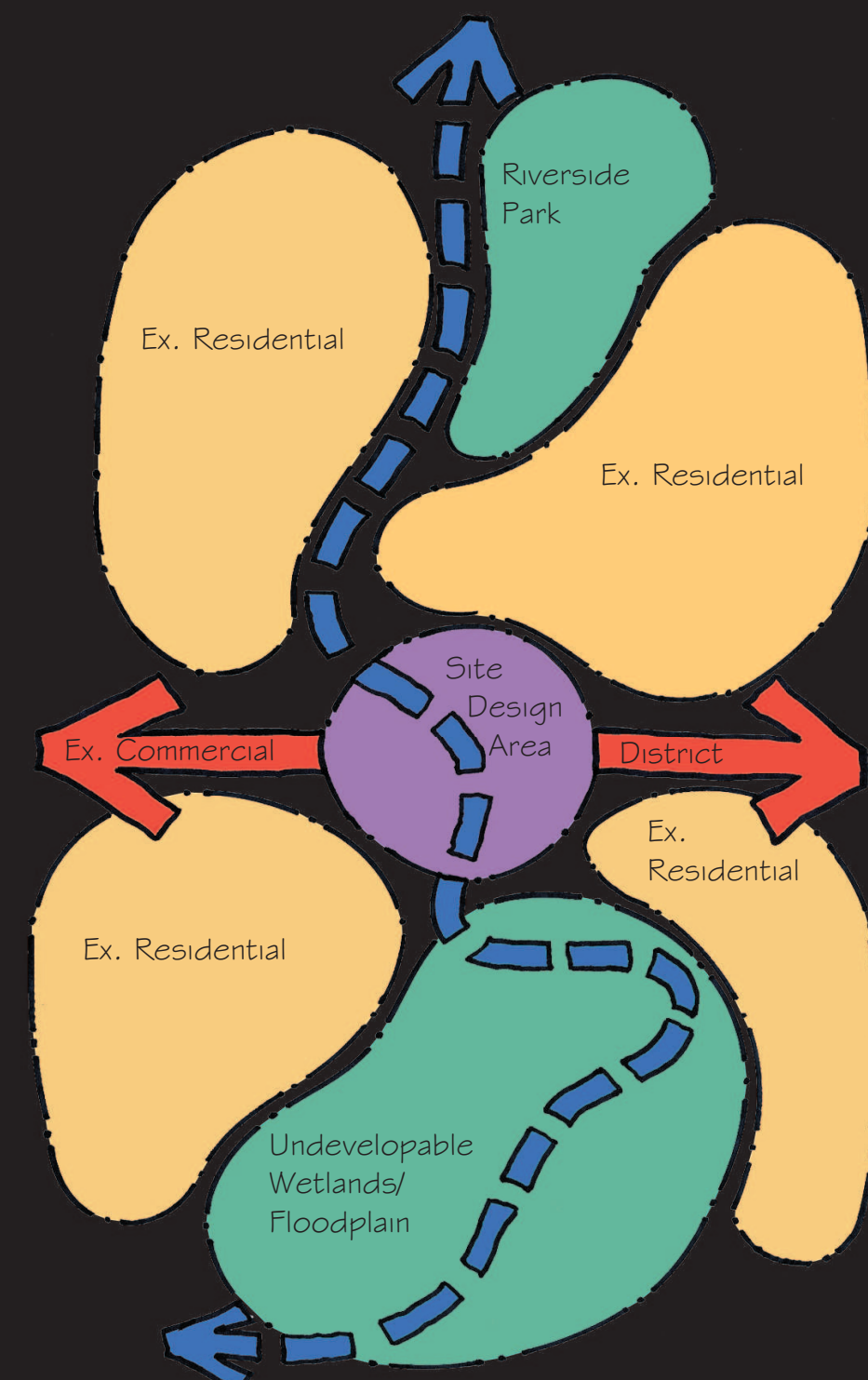
Existing Site Design Area



Existing Site Design Area



Existing Site Design Area



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# Berlin

WISCONSIN

ON THE FOX

ID # 901-893-8317

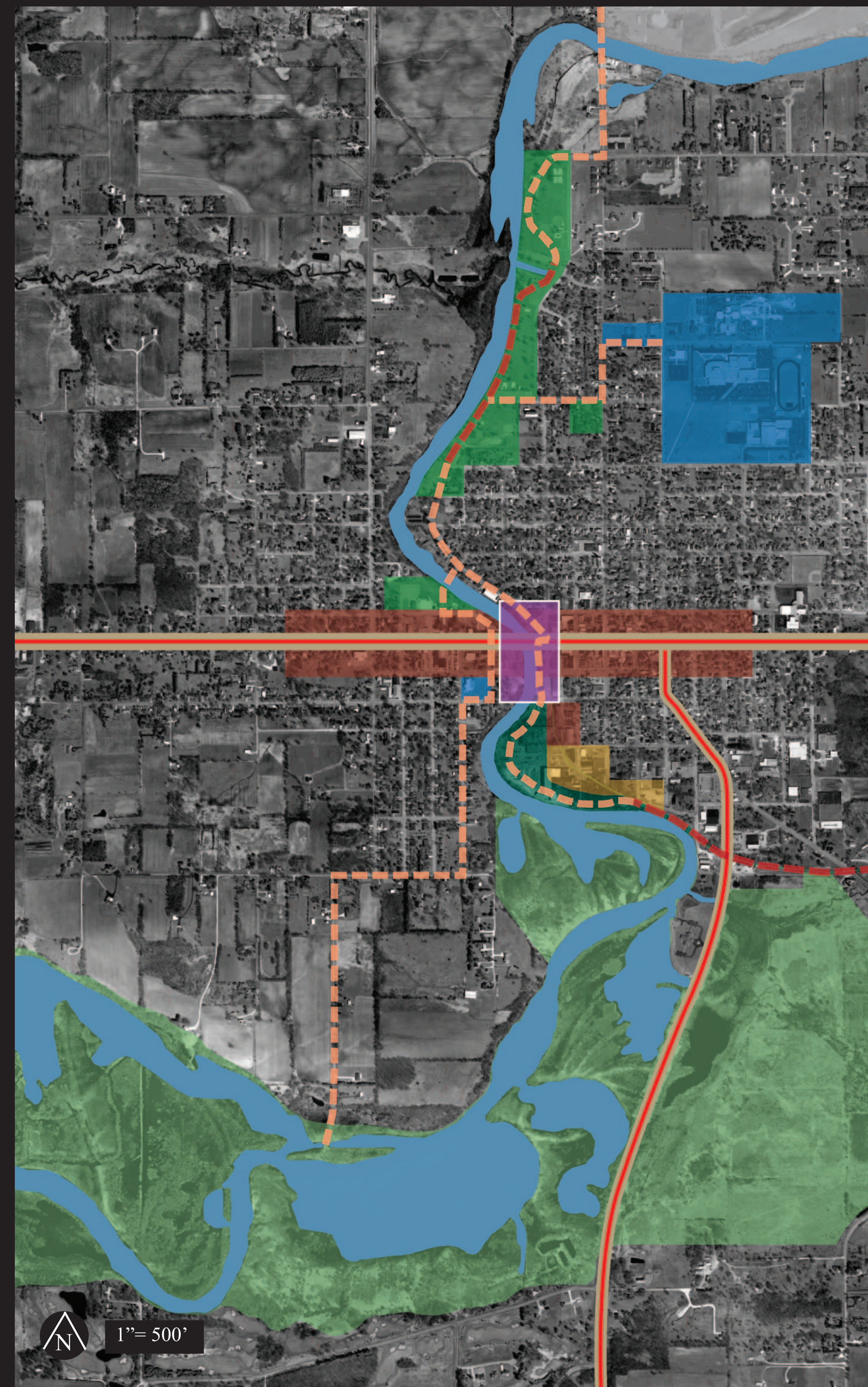
### Regional Design:

Water is the most important key element in the world today. It is required for life to exist and daily activities for organisms revolve around it. Most of the world's development occurs around water without consideration of the environmental impacts it causes. Setting aside land adjacent to water for both human enjoyment as well as ecological considerations is the main focus of design at a large scale surrounding the City of Berlin.

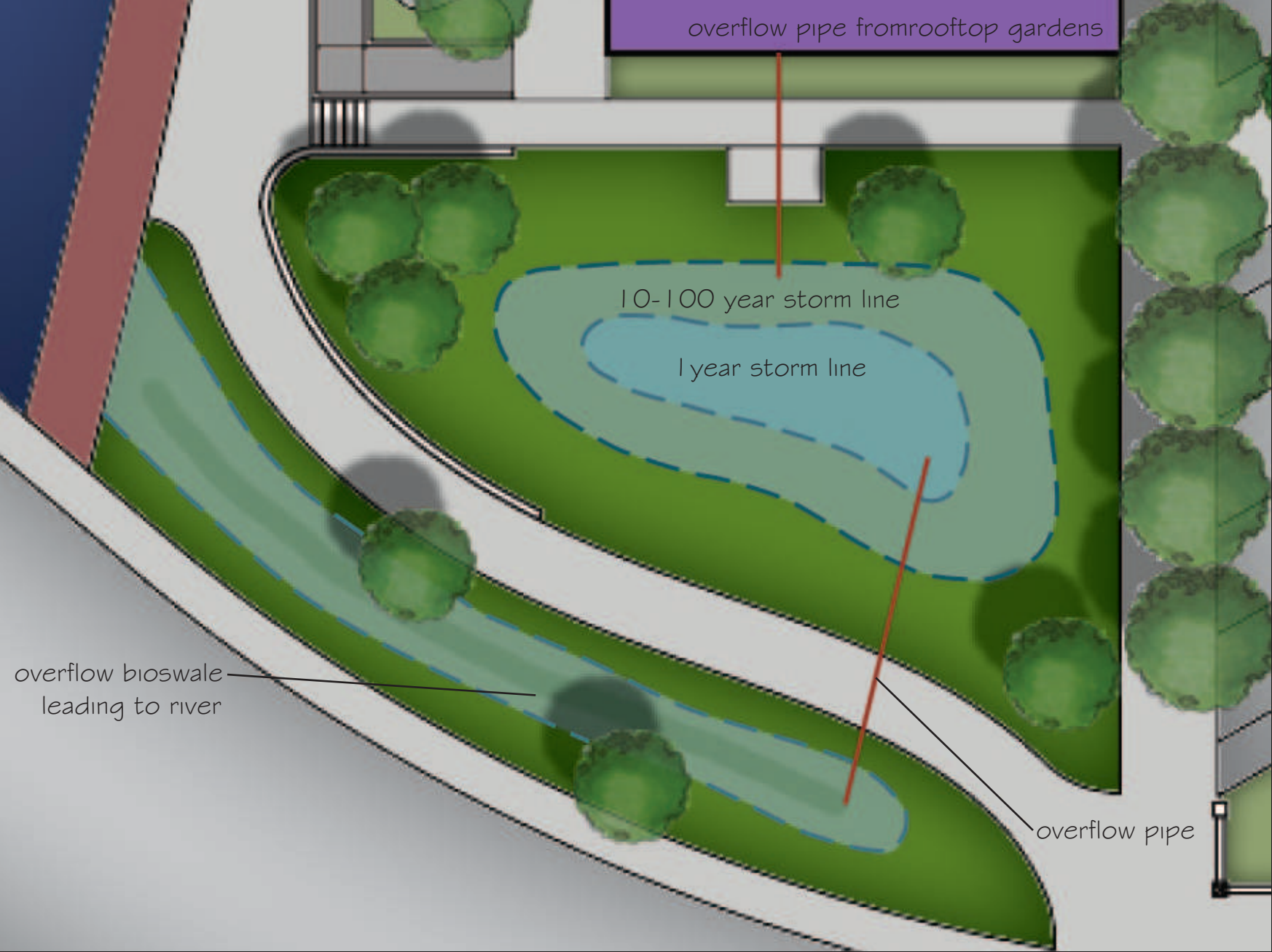
Design work at the regional scale helps identify and link key elements within Green Lake County. Berlin's current land use and existing important land features classify the proposed site design area as a focal point within the community. It also locates environmentally sensitive land that needs to be set aside to maintain sustainability as populations grow. Separating these two spaces will allow people to enjoy the water with minimal compromise to the environment.

### Site Legend

- Main Highways
- Proposed Recreational Trails
- Existing Recreational Trails
- Existing Commercial District
- Fox River and Floodplain
- Proposed Urban Green Space
- Existing Urban Green Space
- Proposed Conservancy Area
- North Industrial Park
- Site Of Proposed Redevelopment
- Schools
- Proposed Medium Density Housing District



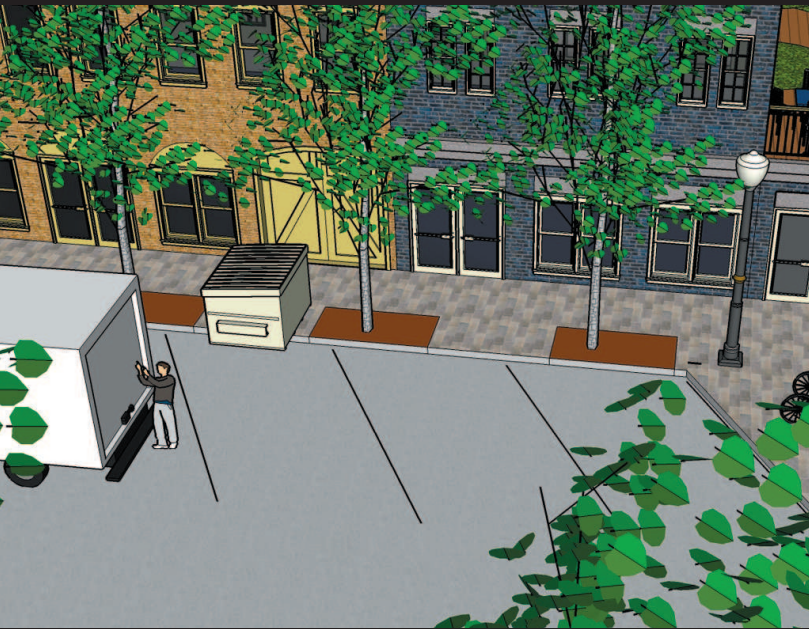




**Stormwater Management:**

Due to the areas high water table, special design went into locating and calculating the biofiltration areas and all subsurface detention basins. This specific biofiltration area located to the south of the site plan retains any excess water from rooftop gardens and filters it through infiltration into the soil. Any excess water from a major storm event overflows into the adjacent bioswale where it has a chance to be partially filtered before reaching the Fox River.

With the increase in impermeable paving and unfiltered runoff in today's urban conditions, special care needs to be considered when calculating and treating stormwater runoff. The redirection of stormwater through small bioretention "gardens" that temporarily store and filter stormwater reduces the addition of harmful pollutants that spill into groundwater, lakes, rivers, and streams.



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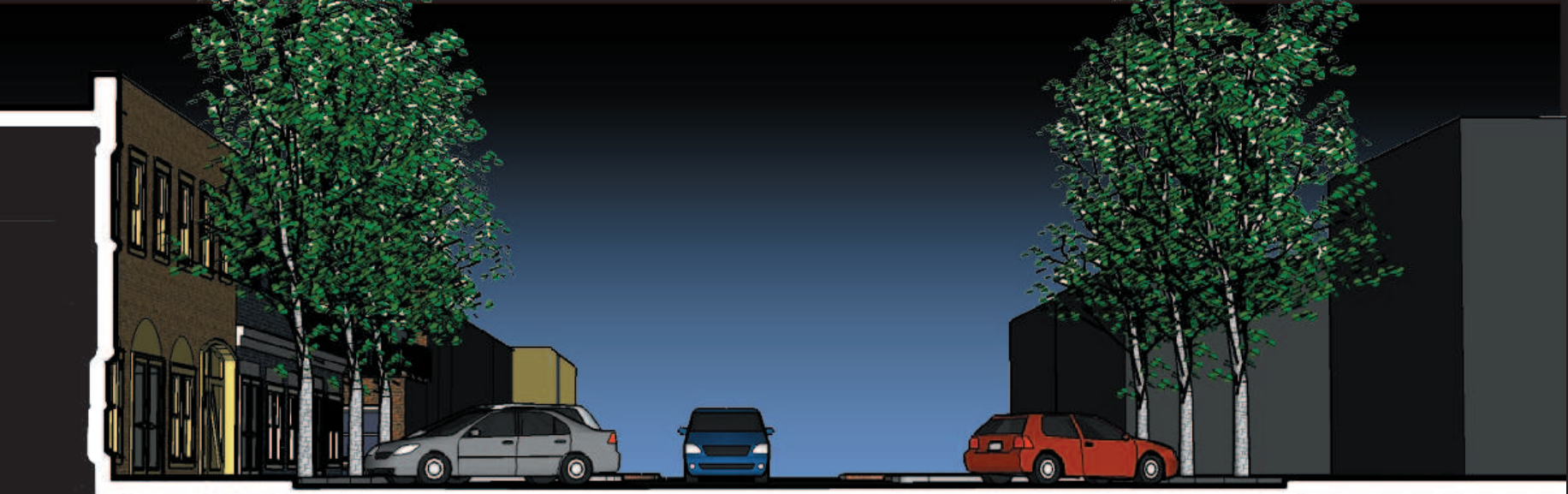
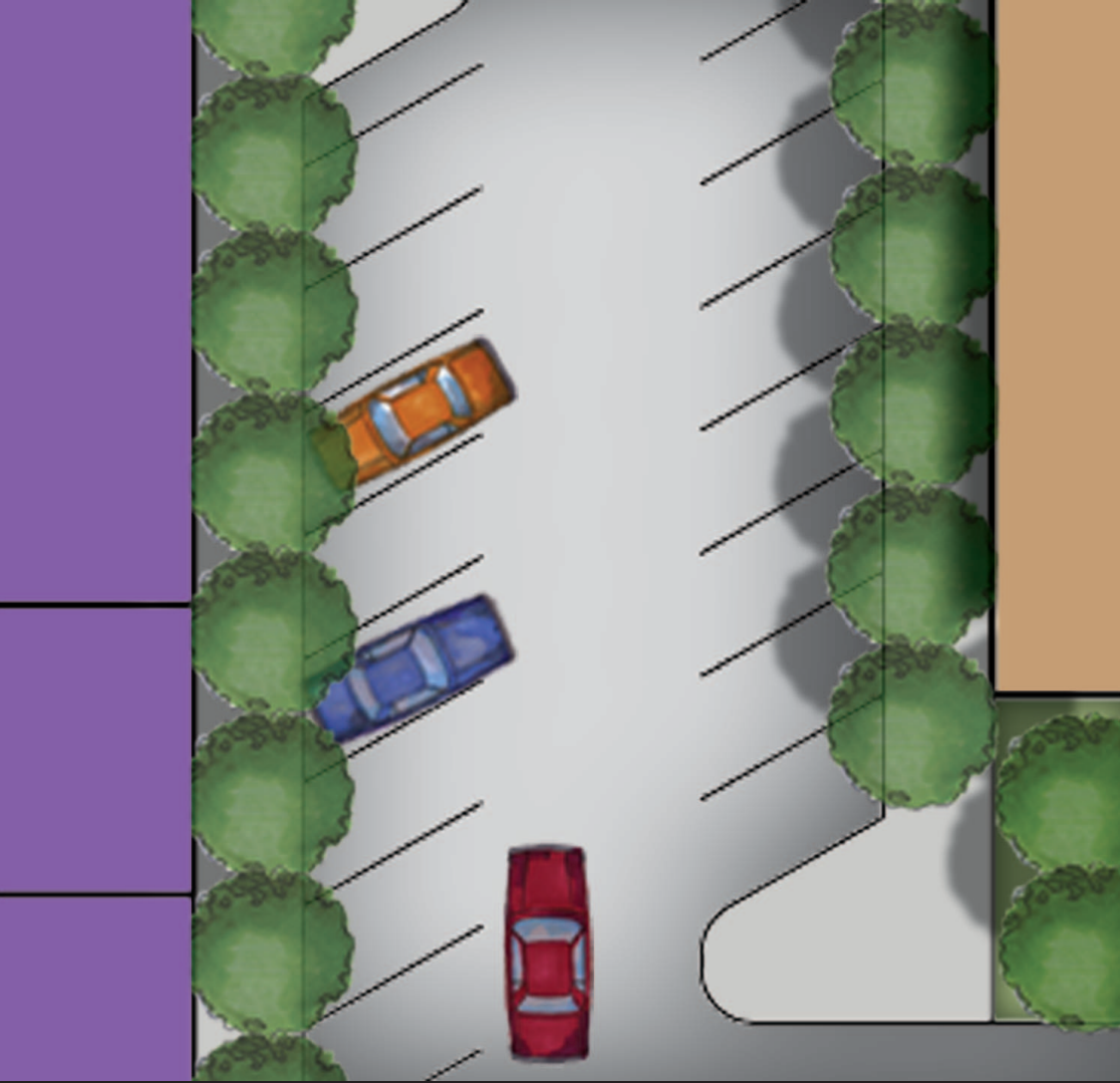
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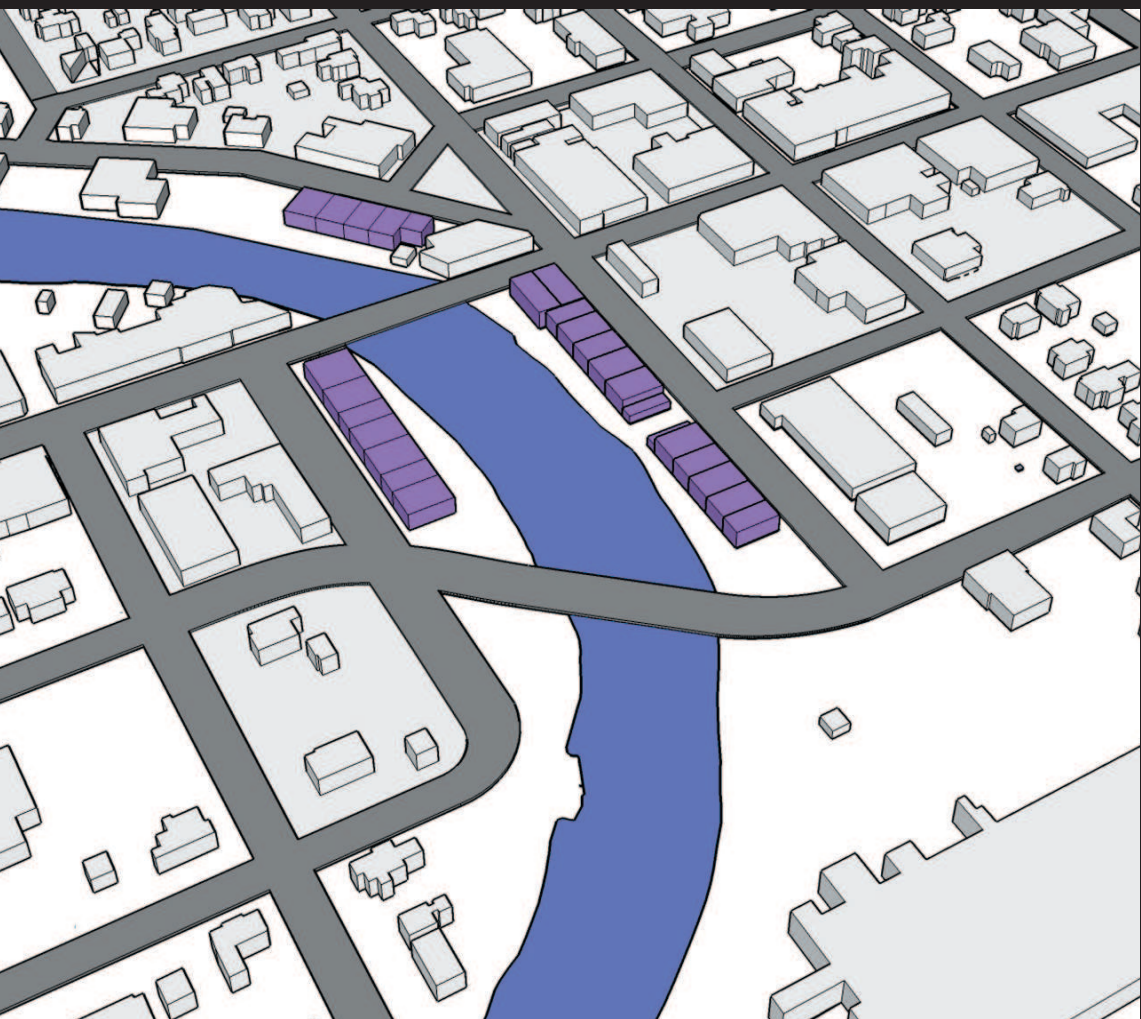
**Streetscape:**

Due to the limited amount of space available, diagonal sixty degree parking stalls are required for both sides. The total sidewalk width adjacent to all parking areas on the site would be ten feet and would include urban tolerant trees spaced at twenty-five feet on center. Available parking throughout the downtown area is currently an issue and at a minimum, the number of proposed parking stalls needs to meet the number of existing stalls. Taking parking into consideration, the proposed design accommodates for 152 stalls available for public use, compared to the 102 currently available. Below the road and parking stalls is a subsurface detention basin large enough to hold all water on and running through the property during a 10-year storm. If there were to be a storm larger than a 10-year storm, excess water would be directed to the bioretention basin adjacent to the road.



**Master Plan:**

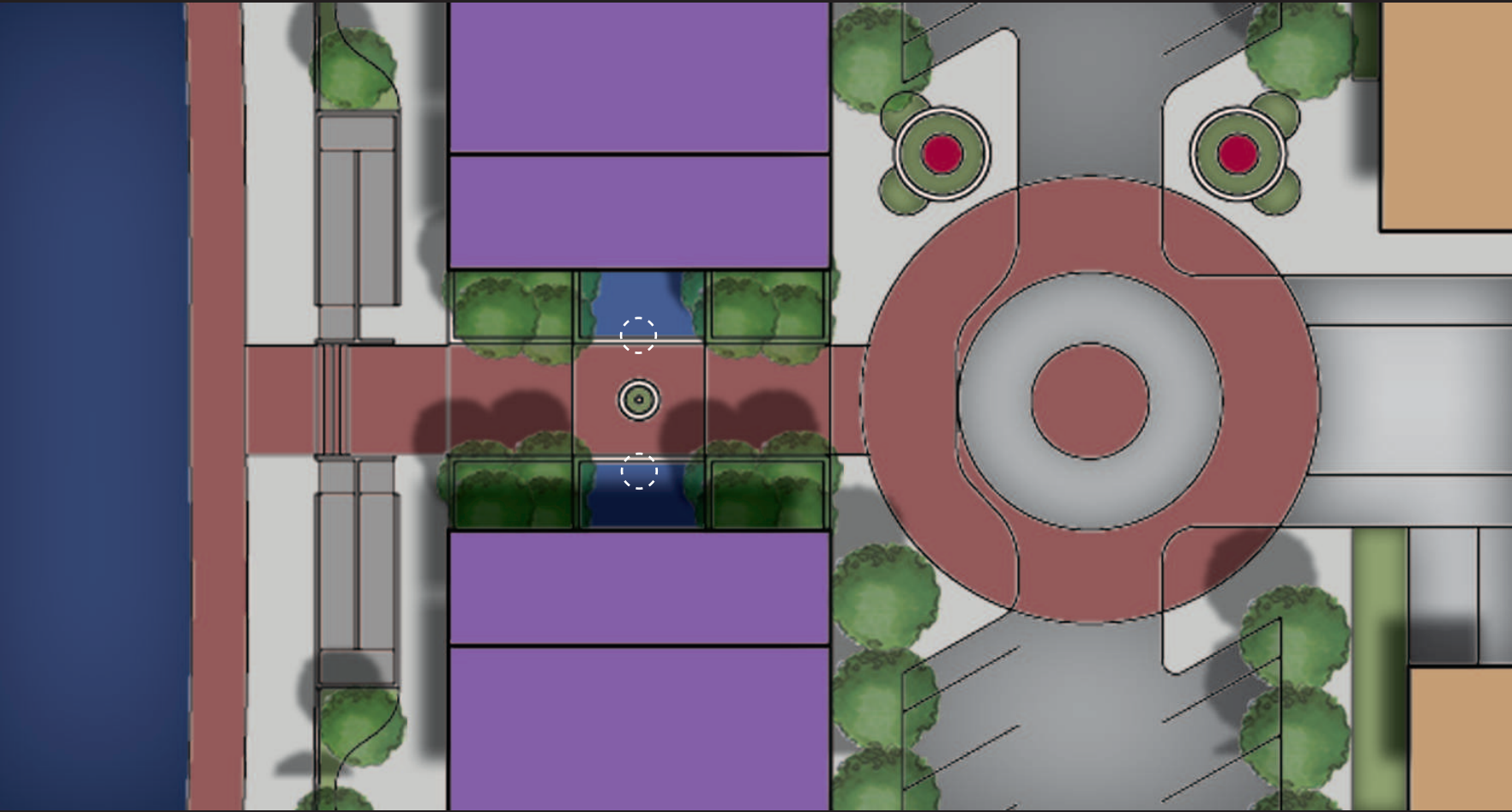
The master plan encompasses a four block long section of property along the Fox River. Most of the available property is designed around a boardwalk that extends the site's length with outdoor seating behind mixed use buildings. Particular attention is given to Berlin's unique downtown character and is carried out in building facades and other streetscape amenities. "Pocket parks" are also designed in a way to makes use of areas that are prone to reduced visibility and help manage site stormwater.



Site Legend	
	Fox River/ Water Feature
	Boardwalk and Textured Paving
	Bioretention Basin
	Green Space/ Planter Areas
	Roads/ Sidewalks/ Patios
	Proposed Mixed-Use Buildings
	Existing Commercial Buildings



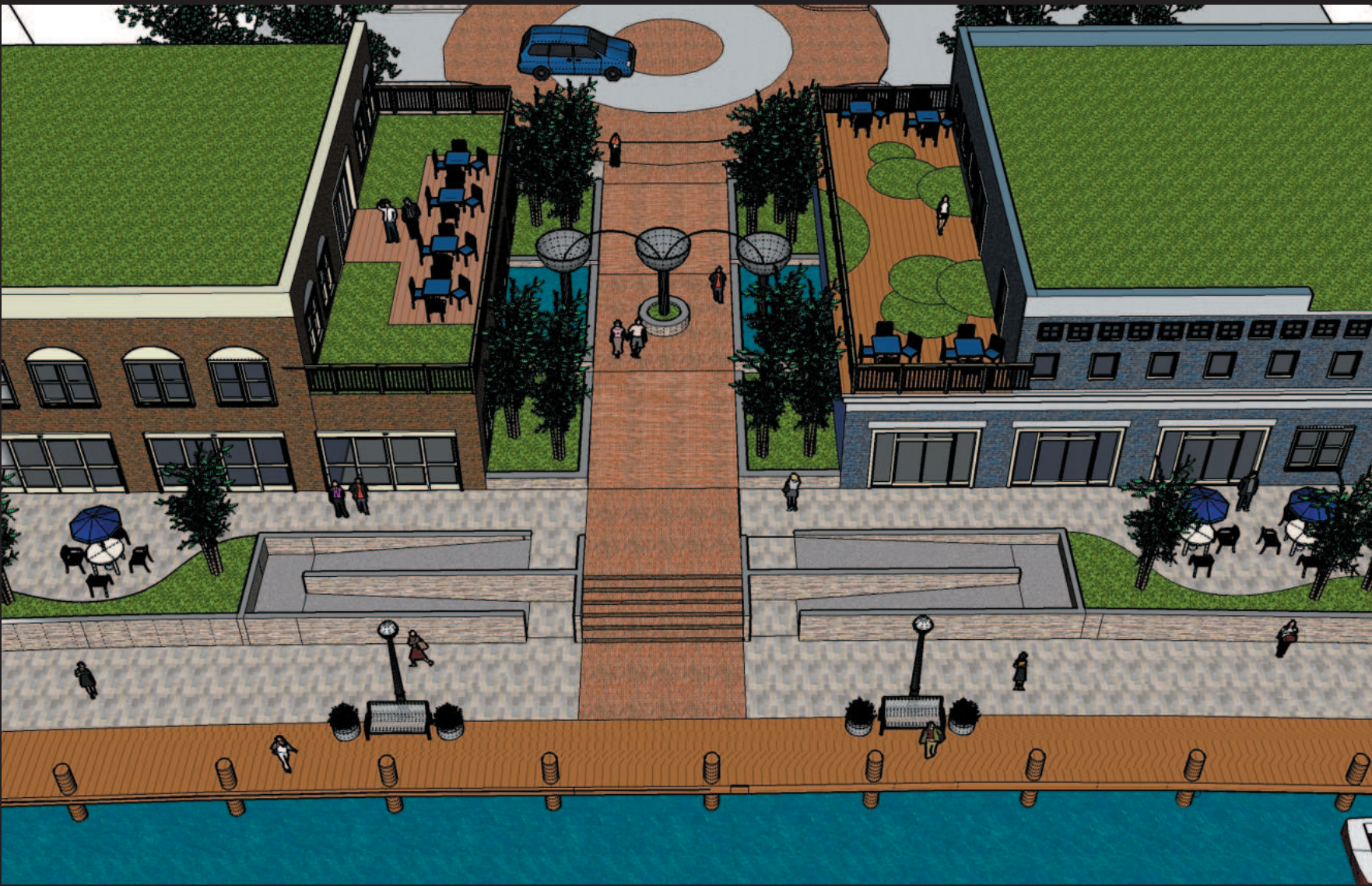




### Pedestrian Mall:

To provide direct access for users along South Capron Street to the water's edge, a pedestrian mall was designed that linked South Capron Street with the boardwalk. The pedestrian mall is handicap accessible and provides additional interest to users with the use of an interactive water feature and adequate informal seating.

Textured permeable paving on South Capron Street acts as a focal point and helps draw the eye through the pedestrian mall and towards the Fox River. Receded building heights adjacent to the mall reduces the feeling of being enclosed as users enter the mall and densely planted ornamental trees bring vegetation into the area.

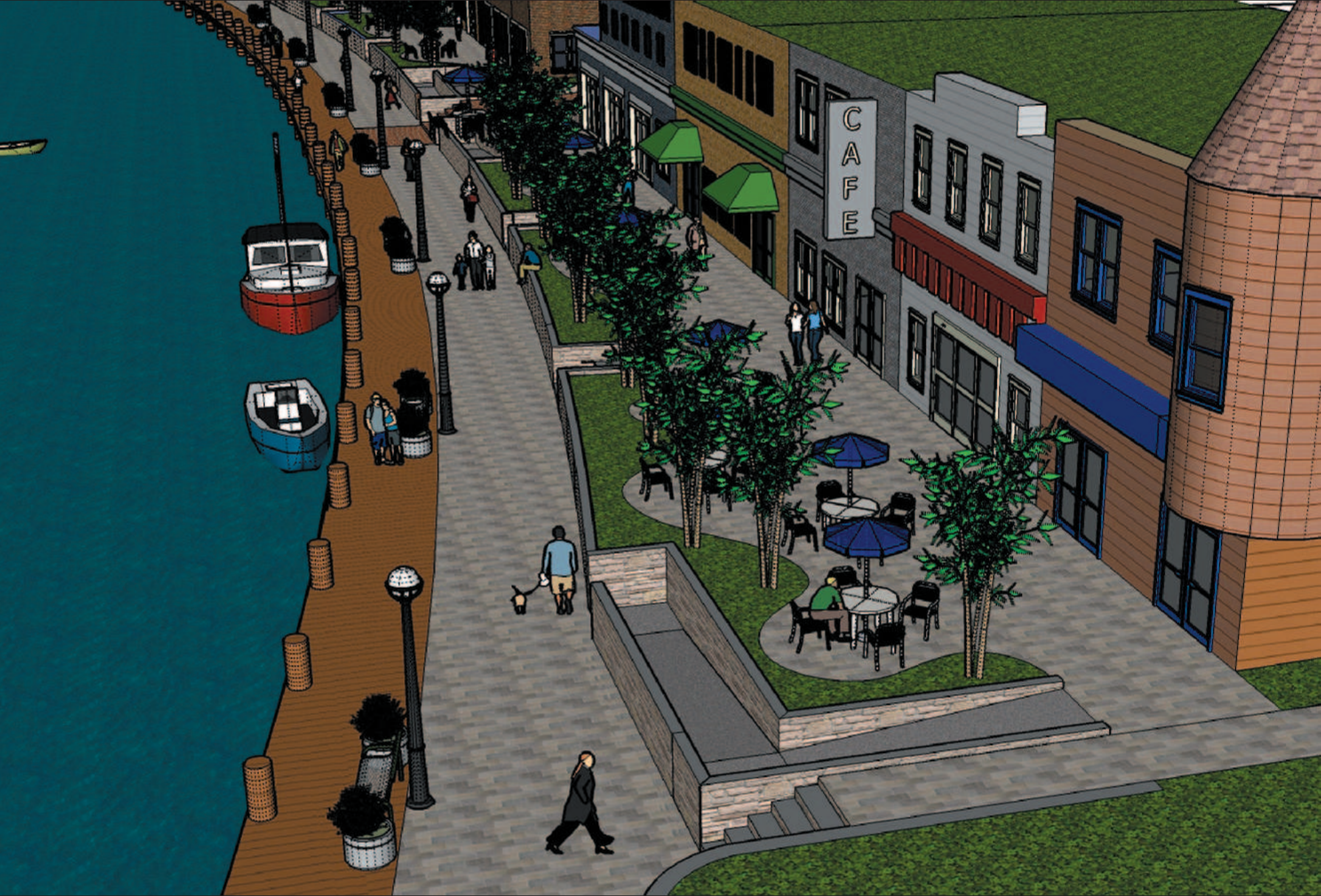
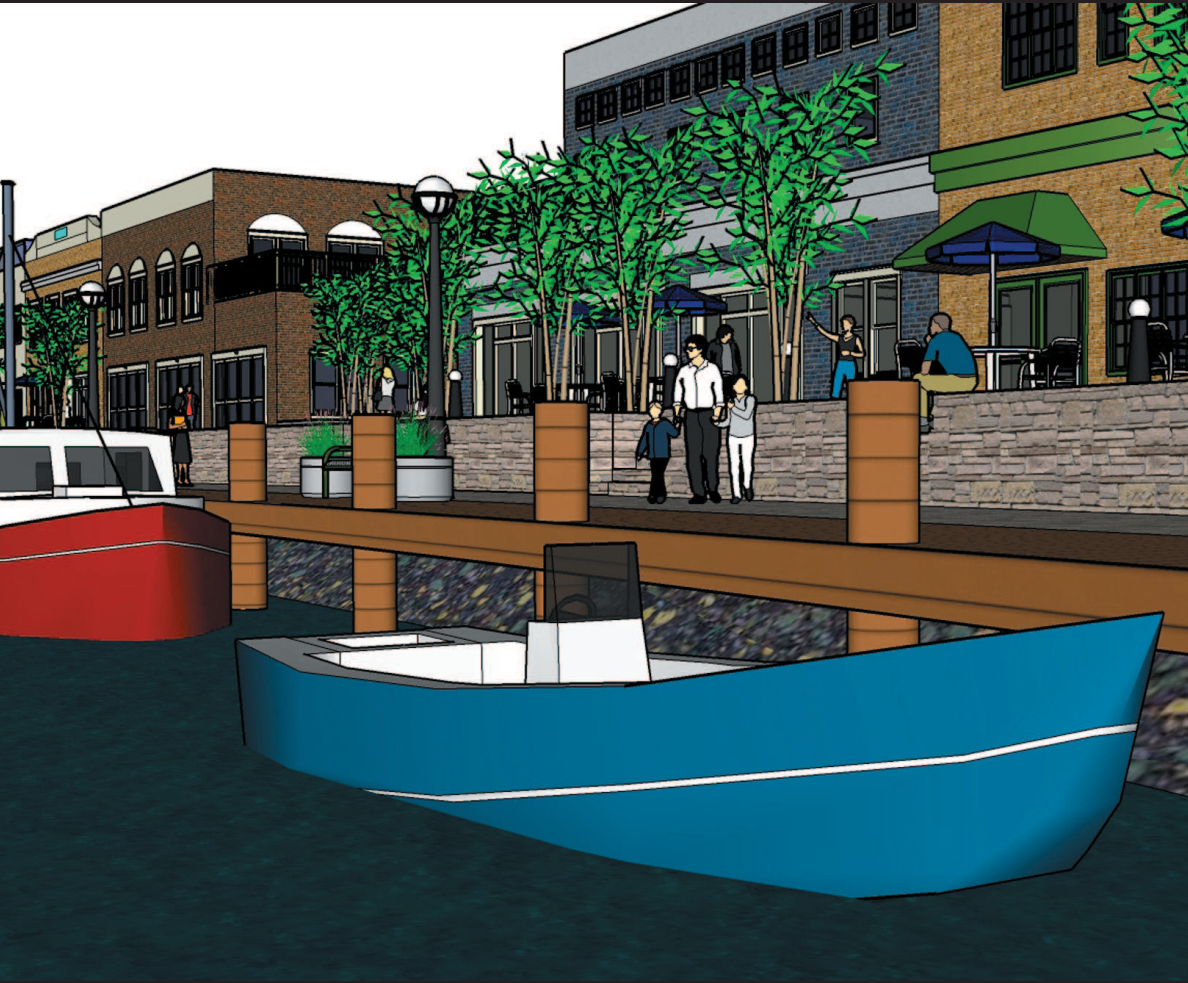


### Berlin's Riverwalk:

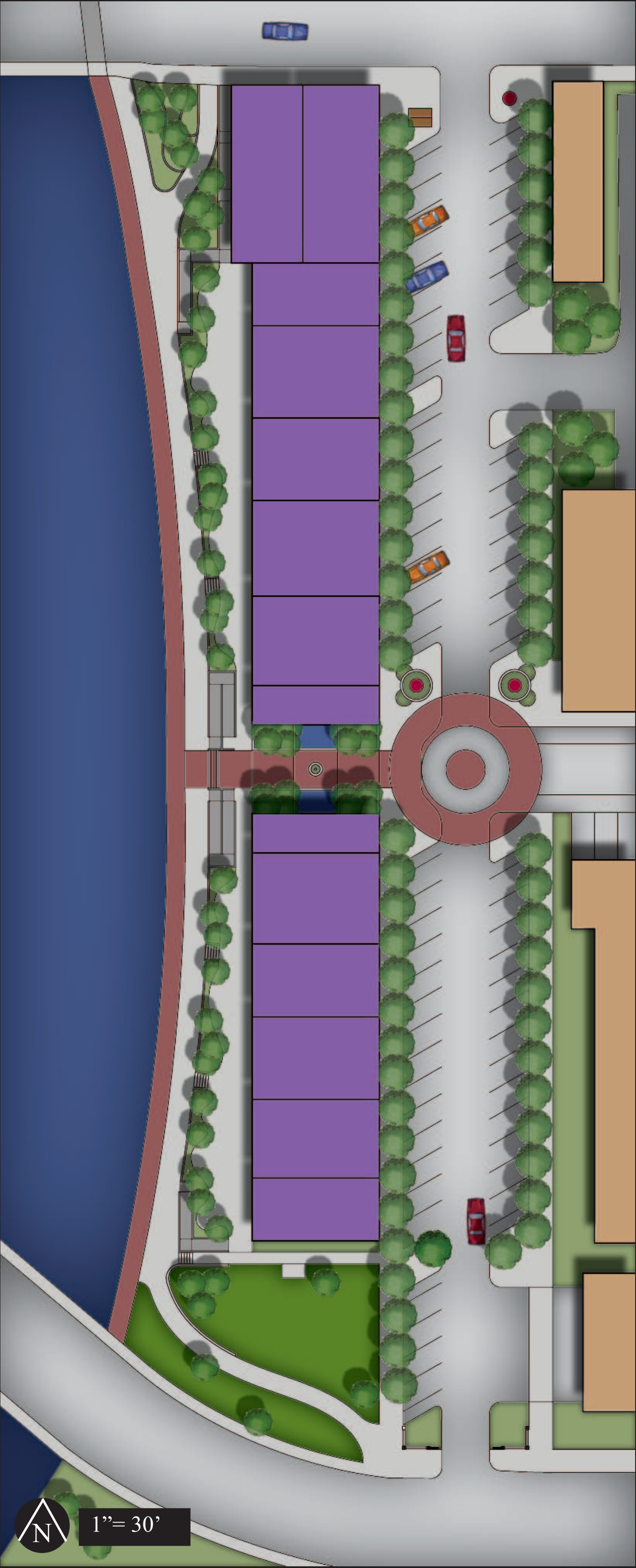
The main focus of design on a site scale level is to:  
 1) provide a place for boaters to dock and easily access the downtown businesses.  
 2) Create an environment where people can enjoy the waterfront within the downtown district.

Design for the site includes an eighteen foot city easement with adequate seating, lighting, and accesibility for marine users. The eighteen foot easement is also a section of the proposed recreational trail that connects the Berlin locks with Riverview Park, one of the key design elements on the regional level.

Between the city easement and the proposed mixed use buildings is an outdoor patio area varying in size from fifteen feet to forty five feet. Here, users have the chance to access businesses from the rear of the building and enjoy outdoor dining with added seating space. Below the business patio is where most of the sites stormwater will be stored via subsurface detention basins.



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