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Ald. Michael D'Amato
(414) 286-3765

Milwaukee's Greenest Building Coming To Riverwest

Ald. D'Amato, Pragmatic Construction Announce Green Condo Project

The soon-to-be-built Elemental Townhomes of Riverwest will be Milwaukee's greenest building to date in what has become a surge in environmentally sensitive design in Milwaukee's building industry.

Milwaukee Ald. Michael S. D'Amato, whose 3rd Aldermanic District includes the proposed site of the townhouse development in the 2800 block of N. Pierce St., said that green building techniques like those used by Pragmatic Construction are the wave of the future.

"There has been a tremendous emphasis lately on building lower-impact buildings that are more efficient and in tune with the environment. With this state-of-the-art 'green' building, Pragmatic -- and companies like it -- are poised to put Milwaukee at the forefront of this national phenomenon," Ald. D'Amato said.

The building will be Milwaukee's first aerated autoclaved concrete (AAC) structure. Pragmatic Construction describes AAC as the number one building material in all of northern Europe. "It is a structural wall system and insulation all in one. Energy-efficient, virtually indestructible, fireproof, and composed primarily of fly-ash, a waste product from coal-fired power plants," said Juli Kaufmann, one of the three principals at Pragmatic. "That's only one of the many green features that we will incorporate."

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Milwaukee's Greenest Building/ADD ONE

“Too often green systems are poorly integrated into building design and look either out of place or go unnoticed,” Ms. Kaufmann said. “This project aims to utilize affordable green building practices in an aggressive, understandable manner and offers them as visually expressive amenities.”

Alderman D’Amato agreed. “Many people think that ‘green’ buildings have one or two main ingredients that announce their ‘greenness’ in a not-so-subtle way, making them look much different than the surrounding homes and buildings,” he said. “This building is green right down to the actual structural walls and foundation yet looks very much like a 2007 version of the other buildings in this beautifully eclectic part of Riverwest.”

The building thoughtfully integrates design features like south facing glazing, solar control and sustainable materials. Large window openings along the south facade accept controlled daylight. The use of operable windows wherever possible and the location of additional windows on the north encourages cross ventilation. The building incorporates private semi-intensive green roof construction, pervious hardscape driving surfaces, and rain gardens to retain 80% of storm water on site, something incredibly important in containing sewer overflows in the metro area, Ald. D’Amato said.

Renderings show a structure that looks in tune with the scale and styles of other buildings in the neighborhood. The Elemental Townhomes building, Ms. Kaufmann said, differs from other homes and buildings in that its green features have been fully integrated and/or optimized. “The green details are everywhere – not just in the green roofs and the solar heating of air and water,” she said. “The paints and finishes used in the building will all be free of formaldehyde and volatile organic compounds, making for a healthy, non-toxic indoor environment.”

Alderman D’Amato predicts that this new structure in Riverwest will take green design in Milwaukee to a new level.

“The Elemental Townhomes will raise the bar on what is possible and what is expected in construction in this new and exciting industry. I am so pleased that Milwaukee and in particular Riverwest will once again be on the cutting edge for this new and promising industry.”

For more details on the project go to www.elementaltownhomes.com