

SECOND PLACE

BEST
NEW DEVELOPMENT
OFFICE

PHOTOGRAPHER / DAVID LA HAYE

JOHNSON BANK

14000 W. NORTH AVE., BROOKFIELD

PROJECT CREDITS

OWNER/DEVELOPER:
MRED-Cummings Inc.GENERAL CONTRACTOR:
The Redmond Co. Inc.ARCHITECT:
Eppstein Uhen Architects Inc.ENGINEERS:
Pierce Engineers (structural);
Arnold & O'Sheridan Inc. (me-
chanical/plumbing); Powertek
Engineering Inc. (electrical);
R.A. Smith National Inc. (civil/
surveying/landscape architectural
design)PROJECT COST:
\$4 million

After years of searching for a site to locate a new branch, Johnson Bank Milwaukee region president Brad Quade found the perfect spot: It had 2 acres with trees and a small creek running adjacent to the property. The catch was the land was so wet, the project's lead plumbing engineer said it was "basically a swamp."

Quade said the bank was looking for a location in the Brookfield corridor to follow its customers, many of whom reside near the area. He intended the future building to be not just a branch, but a cornerstone for Johnson Financial Group Inc., including insurance and investment consulting, in metropolitan Milwaukee.

"We're really following where our clients live and work," Quade said.

Despite the site's geotechnical challenges, it was ground zero for Johnson's desired market.

The land previously was owned by Grasch's Food Market, which used some of the property for overflow parking. Johnson Financial Group hired MRED-Cummings Commercial Development Corp. to develop a two-story bank with a teller line and drive-up on the ground level and offices on the second floor.

R.A. Smith National Inc., a Brookfield engineering firm, devised a water-removal system to keep the building dry from stormwater and groundwater while keeping the property tight to preserve the surrounding green space, said senior project manager Daniel Meier.

Mark Hawkinson, project engineer for Arnold & O'Sheridan Inc., Brookfield, which provided plumbing and mechanical engineering for the project, said crews put drain tiles around the perimeter and underneath the building to collect water and installed sump pumps to move water away.

An underground water drainage system was designed to collect 100 percent of stormwater runoff and slowly release it into the surrounding wetland, Hawkinson said.

Eppstein Uhen Architects Inc., Milwaukee, incorporated many large windows to allow plenty of natural light into the building, said design principal John Chapman, adding that 91 percent of occupied spaces in the building have views of the outdoors.

Redmond Co. Inc., Waukesha, completed the project in May 2008, with half of the construction waste being recycled. The bank and its 29 employees began operations in July 2008.

The 14,200-square-foot project cost \$4 million, and is under review for LEED certification by the U.S. Green Building Council. Redmond Co. project manager Andrew Young said his company has built 600 banks, but Johnson would be the first to receive LEED certification.

Architect Chapman said the building is 35 per-

cent more energy efficient than a standard bank. Water consumption is reduced 48 percent with the use of low-flow restrictors on faucets and floor-mounted pressure-assistors on toilet tanks.

Greg Sadowski, president of Powertek Inc., Waukesha, said the interior lights have photosensors that automatically dim to adjust to the amount



PHOTOGRAPHER / DAVID LA HAYE

of natural light in the room, cutting down energy consumption and creating a more natural lighting effect. Light shelves on the exterior help to reflect natural light inside at low-light conditions and block out light and heat in high-light conditions.

Quade said the building sets an environmentally sustainable design standard in the community.

"I think a lesser project probably wouldn't have pushed through all of the challenges," he said.

— Jim McLaughlin