

# The Envelope

A LIVING SHELL FOR SUSTAINABLE CREATION

Clintonville, WI | 180,000 sq ft | 10 Acres

*Not just a space. A container of futures.*



- ▶ Transforming a historic school into a climate-forward arts and ecology commune.
- ▶ Anchored in sustainability: solar electric, thermal, biogas, indoor gardens.
- ▶ More than a building—The Envelope is a membership-based ecosystem for makers, thinkers and doers.
- ▶ A midwestern beacon for regenerative culture.

Welcome to the Envelope. Unfold what's possible. 

# Site Overview

## AN ECOSYSTEM READY FOR REVIVAL

Clintonville, WI | 180,000 sq ft | 10 Acres

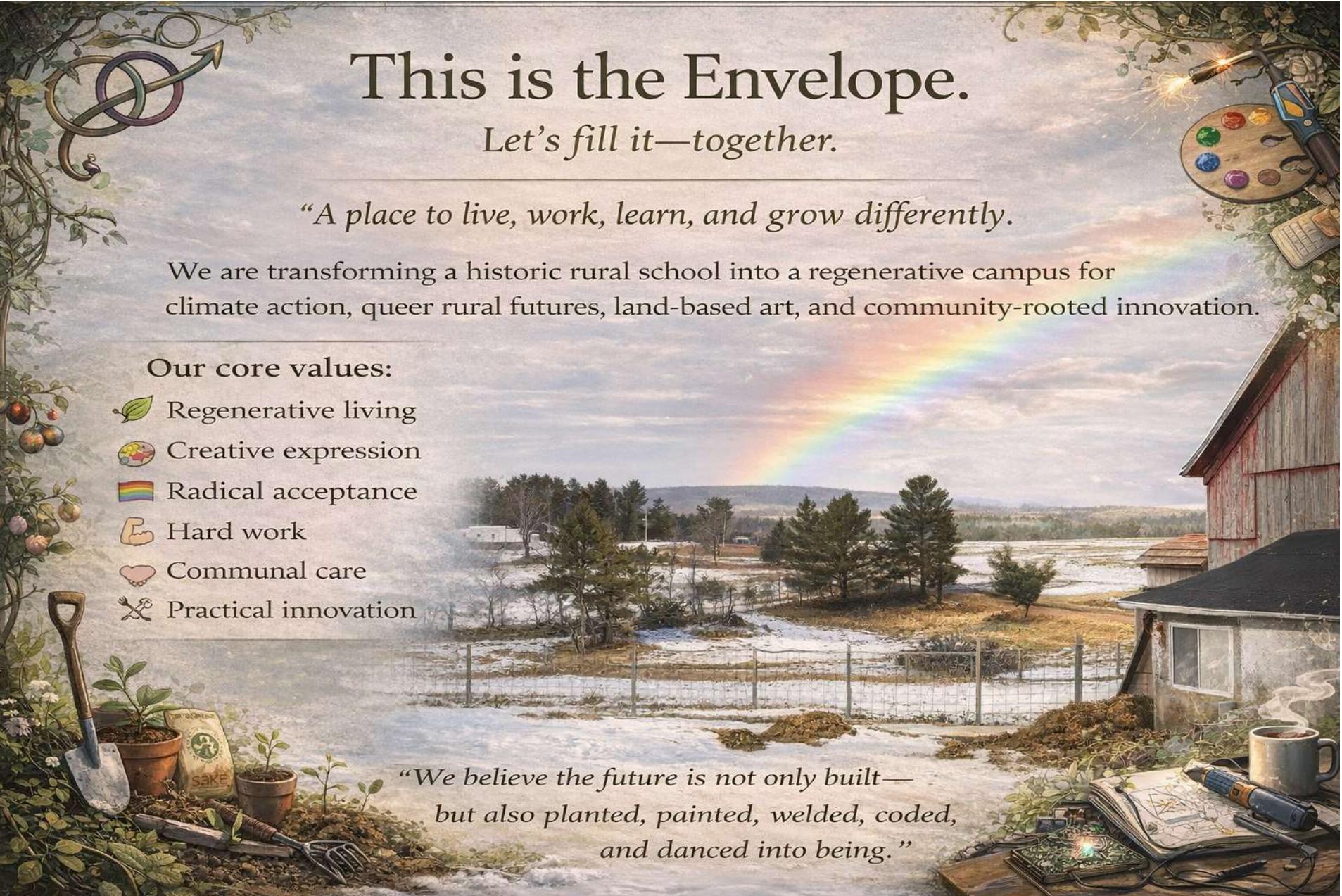
- ✓ **Building:** Historic brick school (3 stories), WI historic building, tax credits available
- ✓ **Land:** ~10 acres
- ✓ **Location:** Clintonville, WI (1 hour from Green Bay)
- ✓ **Features & Potential:**
  - leaf Classrooms for co-working, micro-living, arts
  - leaf Gymnasium and assembly hall for events or exhibition
  - leaf Commercial-style entries, ample parking
  - leaf Potential for gardens, permaculture, tiny homes



### → Scale at a Glance ←

Aspect	Value
Total Area	180,000 sq ft
Stories	3+ (multi-wing)
Land	10 acres
Parking	available onsite
Roof	Flat / solar-ready
Heat	To be upgraded (solar thermal + CHP)
Classrooms	30+ possible units
Gym / Assembly	2 Gyms and an Assembly room

This isn't a teardown. This is a canvas for innovation. 🌱



# This is the Envelope.

*Let's fill it—together.*

*“A place to live, work, learn, and grow differently.*

We are transforming a historic rural school into a regenerative campus for climate action, queer rural futures, land-based art, and community-rooted innovation.

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## Our core values:

- 🌿 Regenerative living
- 🎨 Creative expression
- 🌈 Radical acceptance
- 💪 Hard work
- ❤️ Communal care
- 🔧 Practical innovation

*“We believe the future is not only built—  
but also planted, painted, welded, coded,  
and danced into being.”*

# The Envelope Model

Memberships, not leases (SBA 504 compliant)

- ✓ Live/work units + studio space
- ✓ Shared infrastructure: kitchens, workshops, meeting spaces

## → Revenue via: ←

 Monthly memberships

 Event rentals

 Educational programs

 Residency & retreat fees

 Sponsored green tech installations



# Campus Zones

## Interior Wings:

- ✓ Communal Living + Residency Hall
- ✓ Green Tech + Systems Lab
- ✓ Studio Spaces (wood, print, digital, textiles)
- ✓ Eco-Art Museum + Gallery
- ✓ Public School for the Future (K-Adult)
- ✓ Retreat + Healing Wing
- ✓ Marketplace

## Exterior Grounds (future):

- ☛ Food Forest + Market Garden
- ☛ Compost, Biogas + Greywater Systems





# Systems Integration

## → Sustainability Core: ←

- ☀️ Solar PV + Thermal (roof + canopy)
- Heat Pumps + Thermal Storage
- 💧 Rainwater Harvesting + Greywater Loops
- Compost Heat & Biogas Digesters
- CHP integration with battery backup

## → Digital Layer ←

- 📡 Meshnet / LoRa node
- Community server & secure cloud
- 💻 VJ/AV system for events
- Building management system (BMS)





## Slide 8: Business Structure

- ✓ Hybrid Nonprofit / LLC
- ✓ Manager-Managed LLC owns property
- ✓ Nonprofit leases portion for public use
- ✓ Members pay for **access**, not space
- ⇒ Compatible with:
  - SBA 504 Loan (long term fixed)
  - USDA REAP / SARE grants
  - CDFI + Rural Development programs



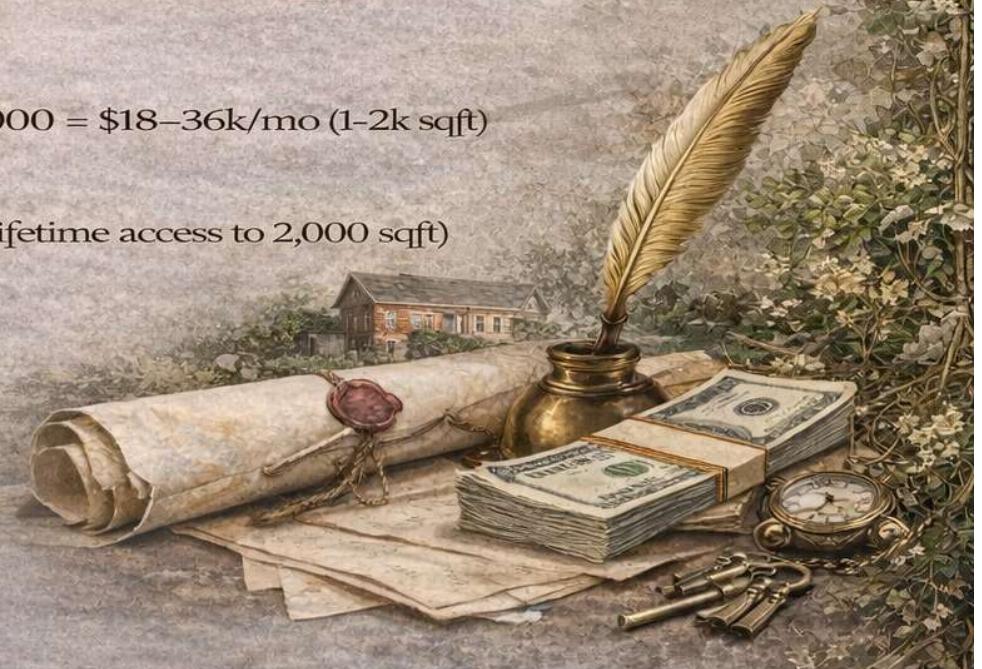


## Slide 9: Estimated Costs & Revenue

Item	Monthly	Annual
Loan Service (\$650k @7%)	\$4,200	\$50,400
Utilities (post-retrofit)	\$2,500	\$30,000
Staff & Ops	\$8,000	\$96,000
Maintenance Reserve	\$1,000	\$12,000
<b>Total Expense</b>	<b>\$15,700</b>	<b>\$188,400</b>

### ✓ Revenue Model:

- 36 Founding Members @ \$500–\$1,000 = \$18–36k/mo (1-2k sqft)
- 12 investment members  
\$150k @ 5% interest = \$625/mo (lifetime access to 2,000 sqft)
- 2 Events/mo = \$2–5k/mo
- Grants, donors, education partners





# Slide 10: Why Now?

- ✓ Climate urgency + cultural burnout = need for resilient local nodes
- ✓ Rural properties are undervalued, full of potential
- ✓ Rise of digital/nomadic workers and creatives
- ✓ Wisconsin has long winters = huge gains from passive **solar** + **green heat**
- ✓ People need a **place to go**, and something worth staying for

## Seeking:

- Founding collaborators + residents
- Green tech + education partners
- Impact investors + donors
- Artists, growers, hackers, and builders



Slide 11:

# IMMERSIVE ARTS CORE

- ★ Meow Wolf-style arts environment
- ✓ Walk-in dreams — Hidden doors, fantastical tunnels
- ✓ Bioluminescent mosses & surreal Midwest grit
- ✓ Guests pay to explore — Help build! Work **inside!**
- ✓ Museum-style tickets, guided tours, venue rental
- ✓ Live-in artists — Resident creators build community