MIRACLE

Community-Owned Resilience Hubs

Milwaukee Interagency Resiliency & Access Centers for Learning & Equity

Overview

Where we are, how the stack works, what we own next

Walnut Way Conservation Corp

Purpose and pathway

A shared read on where MIRACLE stands — the arc, the stack, the flow, the lever, and what holds.

GOAL • Deliver 1 MW across any combination of projects by December 2027 in Lindsay Heights — community-owned.

1 **The arc**
2022 rate cases → first MW funded → 50 MW vision

2 **The network**
IWC built, three feasibility studies in hand, sites lined up

3 **The stack**
How McKnight, PSC intervenor comp, Daybreak, and HUD layer

4 **The flow**
How the recoverable fund recycles — and the project types it reaches

5 **The policy lever**
Why virtual net metering turns a network into shared benefit

6 **What holds**
Ownership — deed, title, community governance body

7 **Next moves**
Status across the four lanes

The headline numbers

Where we entered, where we are, where we're going.

2022	1 MW	50 MW	60K+	80%
Stepped into the WeEnergies rate cases	First megawatt — funded now	The vision we're marching toward	Residents eased at 50 MW (with VNM)	Of the fund forgivable under current incentives

Numbers as reported on the MIRACLE one-pager (Walnut Way, April 2026).

The arc — 2022 to now

Ownership outlasts policy. Regulations shift with each administration — deeds, titles, and governance don't.

Where it started

2022 is when Walnut Way entered the WeEnergies rate cases at the Wisconsin Public Service Commission. That was the opening — systemic change through the rate cases, and a bigger tent that aligns with the broader community and the issues we share in common.

We aimed for PIPP and percentage-of-income pricing for LMI customers — while pursuing an ownership pathway for community sustainability and resilience.

Where we are

We stayed the course through administrations and policy changes — partnering in Healthy Homes and coalition work to build the regulatory foundation, while building the infrastructure-development capacity to deliver.

The first megawatt is now funded. MIRACLE is how it gets built — multiple sites in Lindsay Heights and nearby, tied together through the broader PSC collaborative process.

Since 2022 — the receipts

9	Successful PSC intervenor compensation awards
$462,168	Total awarded — reimbursing legal and expert costs
1	IWC solar + battery installation operating
4	Feasibility studies completed across partner sites

What we already have — the network

The equipment is how it shows up. The governance is the form. Every site: Walnut Way + a site partner.

GOAL · Deliver 1 MW of renewable energy infrastructure through any combination of projects in Lindsay Heights by December 2027.

IWC — Innovation & Wellness Commons **Built**	Solar + battery already operating — the first-and-only such installation in Lindsay Heights. We expand here.
North Division **Feasibility complete**	Reflo feasibility study complete. Walnut Way + North Division — alumni, school community, neighbors — form the governance body for this site.
Former SDC **Feasibility complete**	SunBear feasibility study complete.
St. Ann **Feasibility complete**	SunBear feasibility study complete.
Partner & nearby sites **In pipeline**	Additional sites with other partners and in neighborhoods nearby — brought in through the broader PSC collaborative process.

How the money is stacked

Recoverable and replenishable. Up to 80% forgivable under current incentives — dollars move project to project as we deliver.

McKnight Foundation

Recoverable · Replenishable

Recoverable grant funding the first megawatt. Dollars pay back into the pool with performance-based incentives so we move project to project as we deliver.

PSC Intervenor Comp

Ongoing · Statutory

Earned from the WeEnergies rate case work — statutory awards from the Wisconsin PSC that reimburse legal and expert costs so we can stay in the cases.

Daybreak Fund

Site-level

Site-level work under the equipment — green stormwater, tree canopy, and heat island reduction at hub sites.

Healthy Homes / HUD

Federal

Federal Healthy Homes dollars (Congresswoman Gwen Moore / UWM) for whole-home repair, weatherization, and appliances through the same hubs.

Emerging capital

In discussion

Additional public, philanthropic, and mission-aligned capital in active discussion — layered in as sites move from feasibility to build.

How the recoverable fund flows

Capital in → projects built → tax credits earned → dollars recycle to the next site. The pool grows as we deliver.

GOAL • Deliver 1 MW across any combination of projects by December 2027 in Lindsay Heights — community-owned.

1 Capital in

McKnight recoverable grant + Daybreak + HUD / Healthy Homes + PSC intervenor comp

›

2 Project built

Solar + battery installed at the hub site with the community governance body in place

›

3 Tax credits earned

ITC + bonus credits (energy community, low-income, domestic content) monetized via direct pay or transfer

›

4 Dollars recycle

Credits + performance incentives pay back into the pool — up to 80% of the fund forgivable

›

5 Next site funded

Pool redeploys to the next hub — same form, next partner, next neighborhood

Pool replenishes — dollars move project to project as we deliver

Where the sites live — project types

Ownership and governance is collaborative, site by site, with the necessary structures. The key: community-owned, not utility-owned.

Schools

North Division and district partner sites — large rooftops, high daytime load, alumni + school-community governance.

Churches

St. Ann and faith-based partners — anchor congregations, community trust, resilience hub potential.

Community-based orgs

IWC, Former SDC, and partner CBOs — mission-aligned buildings already serving the neighborhood.

Residential

Single-family homes reached through the Healthy Homes / HUD lane — weatherization, appliances, and solar-ready repair.

Multi-unit housing

Apartment buildings and affordable-housing partners — where VNM turns rooftop generation into tenant bill relief.

The policy lever — virtual net metering

Policy work runs alongside the build. This is what turns a network of hubs into shared benefit.

How it works

One megawatt of community-owned solar can offset the annual electricity use of roughly 150–200 homes (industry average).

To move that benefit from the roof to the neighborhood, we are pursuing virtual net metering pilots with the Wisconsin PSC — so energy produced at one site can be credited to customers at another to offset their bills.

Current Wisconsin law prohibits this. Changing it is what turns a network of hub sites into shared benefit across the community that owns them.

Worked example — North Division

~$480K	Current annual electric bill
~$136K	Annual savings — 1 MW community-owned solar
$3.4M	Savings over 25 years
~30%	Of the bill kept in the neighborhood

Recycled into programs, developments, and more community-owned infrastructure.

A bigger tent, a durable stake

Ownership is more durable than policy or regulation. Elections change policy. Rate cases get renegotiated. Programs get cut.

What holds is the deed, the title, and the community body that governs the site.

Selected to prove it

1 MW

delivered by December 2027

Very few projects have been chosen to deliver community-owned infrastructure at this level — and to prove it is fundable.

Replenishable pool

$0.9–1.5M

est. tax-credit adders + foundation incentives per MW — recycled into the pool

The fund pays back in — we move project to project as we deliver. From asking for grants to running a durable pool the community holds.

The form is governance

1 per site

governance body per site — defining who controls the benefit, who owns the infrastructure, and the site agreements

Every site carries a governance structure: Walnut Way + that site's partner. The equipment is how it shows up; the governance is what stays.

Where we go from here

Status across the four lanes — what's landed, what's next.

STACK

Funding awarded — McKnight, HUD, Daybreak confirmed

Recoverable-grant framing for the first MW is in. McKnight, Healthy Homes / HUD, and Daybreak all confirmed. PSC intervenor comp ongoing. Emerging capital in discussion.

SITES

Sequence the sites for build order

IWC expansion, North Division, Former SDC, St. Ann — align feasibility to build with partner readiness and governance formation.

POLICY

Legislative policy + WPSC virtual net metering pilots

Two lanes running in parallel: legislative path on virtual net metering, and WPSC pilot dockets. Staying in the rate cases is what keeps the seat — intervenor comp funds the presence.

GOV

Governance body per site

Walnut Way + site partner — draft the standard shape (roles, decisions, revenue treatment) so each site instantiates the same form.

2022: stepped in.

Now: first MW funded. Three feasibility studies complete.

Ahead: the march to 50 MW.

To partner, invest, or bring a site to the table:

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