



Cottage Glen Drive  
Ellison Bay, WI 54210  
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#### Overview

- Location: Ellison Bay, Door County
- Type: Condominium complex
- Established: 1999 by Ellison Bay Development Company (EBDC)
- Governed by: Cottage Glen Homeowners Association
- Site specifications:
  - 40 acre property
  - 73 homes (planned)
  - Full time caretaker

#### Prepared by:

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### *Cottage Glen Condominiums of Ellison Bay: “Door County development with respect for natural beauty and a commitment to the environment.”*

Nestled within the majestic hardwoods and wildflower prairies of Door County, Cottage Glen Condominiums of Ellison Bay is a refuge for many of its homeowners. The area’s scenic beauty encouraged the Cottage Glen Homeowners Association (CGHOA) to develop the site in a manner consistent with its environmental appeal. A key part of that commitment was a move away from conventional energy sources to clean and renewable solar power.

In July 2011 Cottage Glen Homeowner’s Association authorized the installation of a 14.1 kW photovoltaic array (PV) atop the condominium community’s recreation center. The PV system was the result of a year-long planning and evaluation process undertaken by the CGHOA Board, the developer (Ellison Bay Development Company), an ad hoc solar advisory group composed of interested homeowners, and, finally, all 32 homeowners. Surveys were conducted to gather information on members’ preferences and willingness to invest, and after careful consideration the decision to proceed was reached. Sixty Sharp PV panels were installed by Appleton Solar, LLC, and financed by a \$1,000 special assessment on Cottage Glen homeowners. The project qualified for both a basic grant from Wisconsin Public Service through Focus on Energy and for a supplemental grant based on the not-for-profit status of the HOA. The total grant of \$49,650 was based on \$3.00 per first year kWh of expected solar production. The federal investment tax credit will further reduce the net project investment to about \$16,000 or \$1.13 per watt. The payback period of the project is expected to be less than nine years. The solar array is anticipated to provide about 14% of the recreation center's energy needs with estimated savings of \$67,000 on electric bills over a 25-year period.



### Solar Electric Specifications

- Panel Model: Sharp 235W
- Number of Panels: 60
- Capacity: 14.1 kW
- Average output: 16,195 kWh/yr
- 2 Sunny Boy 8,000 W inverters
- 1 Sunny Beam monitor
- Utility: Wisconsin Public Service
- Year of installation: 2011
- Installer: Appleton Solar, LLC
- Incentives: \$49,650 grant from Focus on Energy

### Further Information:

#### Cottage Glen Condominiums

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#### Midwest Renewable Energy Association

Cottage Glen Case Study  
<https://www.midwestrenew.org/cottageglen>

#### Pulse

Thinking Ahead at Ellison Bay's  
Cottage Glen  
<http://www.pulse.com/Articles-c-2011-07-21-98304.114136-Thinking-Ahead-at-Ellison-Bays-Cottage-Glen.html#123>

CGHOA member Duane Kexel, who bought a home at Cottage Glen in 2003, is the energy consultant who led the project evaluation effort. He noted that this project is expected to earn an annual rate of return in excess of 10% over the next 25 years. Owners who sell their units should receive enhanced sale proceeds based on the reduced electric costs and increased value of the recreation center. In terms of environmental performance, the system will keep 460 tons of CO<sub>2</sub> emissions out of the atmosphere over its lifespan. As observed by Peter Reddin of EBDC, "Cottage Glen is home to an active group of residents who do not just give lip service to environmentalism, but put their efforts and dollars behind their convictions."

Far from being a one-time-only gesture, Cottage Glen's solar electric installation reflects a *continual* commitment to environmental stewardship. For years, Cottage Glen homeowners have been moving forward on other land stewardship initiatives. In 2006, Cottage Glen received Wild Ones of Door County's environmental award for their maintenance and renewal of the natural landscape. Two of the projects recognized were the planting of a five-acre natural prairie—containing nearly two dozen native grasses and wildflowers—in the center of the complex and the protection of five acres of a scenic bluff with a perpetual conservation easement. The HOA is also dedicated to sustainable development, including mitigating the impacts of construction. In an effort to conserve the area's natural beauty, individual lawns are not allowed and as much existing vegetation was left as possible when land was cleared for building sites. Collectively, these initiatives, including the solar system, serve as testament to this community's resolve to join forces and pool resources for a common, environmentally responsible cause.

