

**BEFORE THE SOUTH DAKOTA PUBLIC UTILITIES COMMISSION**

**DOCKET NO. EL19-027**

**IN THE MATTER OF THE APPLICATION BY CROWNED RIDGE WIND II, LLC  
FOR A PERMIT OF A WIND ENERGY FACILITY IN THE COUNTIES OF  
DEUEL, GRANT AND CODINGTON SOUTH DAKOTA, FOR THE CROWNED  
RIDGE WIND II PROJECT**

**Supplemental Testimony of David Lawrence  
On Behalf of the Staff of the South Dakota Public Utilities Commission  
January 23, 2020**

1 **Q: State your name.**

2 A: My name is David Lawrence.

3

4 **Q: Did you provide Direct Testimony in the Docket on December 6, 2019?**

5 A: Yes.

6

7 **Q: What is the purpose of your Supplemental Testimony?**

8 A: The purpose of my Supplemental Testimony is to provide updates to the sales  
9 analysis and research that was completed since my direct testimony on December  
10 6, 2019.

11

12 **Q: What additional Research have you completed?**

13 A: Since my December 6, 2019, direct testimony I continued to investigate  
14 transactional details relating to CD2. I completed additional interviews with parties  
15 to the transaction including both sellers who had a 50/50 ownership interest in the  
16 property, the potential buyer that made an offer that was cancelled after disclosure  
17 of the location of the wind tower, and an interview with the purchaser of the  
18 property who currently resides at the property. I was not presented with the  
19 opportunity for a detailed site inspection of the property and improvements. Results  
20 of the research have been updated within the sales analysis and can be referenced  
21 as Exhibit\_DAL-4.

22

1 **Q: Does the additional research for CD2 change your opinion regarding the**  
2 **impacts on the selling prices to rural residences in proximity to a wind tower,**  
3 **turbine or development?**

4 A: Overall it does not; however, the CD2 transaction does show there could be  
5 situations where a rural residence could be negatively influenced by a wind tower,  
6 turbine or proposed wind project. In total, I have analyzed sixteen sale transactions  
7 of South Dakota rural residences in proximity to a wind turbine and this is the first  
8 market sale that my research has identified with factors that show a negative  
9 influence due to the prospective location of a wind tower. It is my opinion the  
10 influence due to the prospective wind tower in proximity to CD2 are specific to the  
11 details of the transaction and it would be difficult to generally apply the results of  
12 one sale to all rural residences in proximity to a wind turbine or tower at this time.  
13 The research from CD2 suggests three interesting conclusions: (1) there is  
14 growing segment of the market (including buyers, sellers, and brokers) in Eastern  
15 South Dakota that are becoming evidently aware of and sensitive to the  
16 development of wind towers and turbines within the rural neighborhoods, (2) there  
17 is a segment of the potential buyer pool of rural residences that do not want to live  
18 in proximity to a wind turbine, tower or development, and (3) depending on how  
19 the legal question is interpreted for the South Dakota disclosure form, there could  
20 be a situation in which a seller of a rural residence in proximity to wind development  
21 could limit potential buyers by disclosing material facts of a proposed wind tower.  
22 It continues to be my opinion that even though the majority of market evidence  
23 supports the overall presumption that the selling prices of rural residences have

1 not been influenced by the presence of a wind tower, turbine or project, it does not  
2 rule out the fact that there could be certain situations where there could be potential  
3 negative influences to the selling price of rural residences as evident by the  
4 analysis of CD2. The research that I have completed in South Dakota continues to  
5 indicate that increasing the distance relationship from a wind turbine and a rural  
6 residence is the best measure to avoid any potential negative impacts on rural  
7 residential property values from a wind tower, turbine or development. Any rural  
8 residence that shows some type of factors that might have negatively influenced  
9 the selling price, should be analyzed on a case-by-case basis with a consistent  
10 scope of work for the analysis.

11

12 **Q: Are you aware of any additional information that has been presented to**  
13 **you for the research you completed in Deuel County?**

14 A: Yes, on January 8, 2020, I received information from the property owner of sale  
15 DE1. The information provides additional information for DE1, DE4, and DE5. I  
16 have considered the new information to be helpful for consistency within the data  
17 and the information that is measured within the analysis. However, the additional  
18 information does not change the results of the comparable sales analysis  
19 performed for these properties that showed no negative influence. This additional  
20 information can be found in Exhibit\_DAL-5.

21

22 **Q: Does this conclude your supplemental testimony?**

23 A: Yes.

| Wind Energy Development Analysis – Rural Residential |                 |                              |
|--|-----------------|------------------------------|
| <b>SALES ANALYSIS CD2</b>                            | <b>SALE No.</b> | CD2 Updated January 15, 2020 |
|  | <b>STATE</b>    | South Dakota                 |
|  | <b>COUNTY</b>   | Codington                    |



**Property Characteristics:**

**Highest & Best Use:** Rural Acreage  
**Land Size:** 2.65 Acres  
**Improvements:** 2001  
**Finished Area:** 1,570 SF GLA 1544 SF L.L. Finished  
**Garage:** Attached 2-Stall  
**Features:** Treed shelter belt. 60x57 Modern pole barn with concrete  
**Access:** Gravel road – Shared driveway per broker and aerial  
**Zoning:** AG

**MLS Photos:**



**Sales Analysis Data:**

**Date of Sale:** August 8, 2019  
**Market Exposure:** MLS  
**Listing Price:** \$329,000 (See complete listing history below)  
**Sale Price:** \$275,000  
**Verification:** MLS/Broker/Seller/CRV/Codington GIS/Site Visit/Buyer  
**Type:** Arm's Length Sale  
**DOM:** 189

**MLS Listing History:**

| MLS #   | Status       | Price     | % Change | Date       | DOM |
|---------|--------------|-----------|----------|------------|-----|
| 32-1666 | Expired      | \$398,500 |          | 09/01/2018 | 93  |
| +       | Status       | \$398,500 |          | 09/02/2018 |     |
| +       | Documents    | \$398,500 |          | 08/06/2018 | 26  |
| +       | Price Change | \$398,500 | -2.8%    | 07/01/2018 | 62  |
| +       | Price Change | \$409,900 | -3.5%    | 06/14/2018 | 79  |
| +       | Text, etc.   | \$424,900 |          | 06/05/2018 | 88  |
| +       | Photos, etc. | \$424,900 |          | 06/04/2018 | 89  |
| +       | New          | \$424,900 |          | 06/01/2018 | 92  |

| MLS #  | Status       | Price     | % Change | Date       | DOM |
|--------|--------------|-----------|----------|------------|-----|
| 39-103 | Expired      | \$329,000 |          | 10/22/2019 | 183 |
| +      | Status       | \$329,000 |          | 10/23/2019 |     |
| +      | Price Change | \$329,000 | -6.0%    | 08/21/2019 | 62  |
| +      | Documents    | \$350,000 |          | 07/30/2019 | 84  |
| +      | Price Change | \$350,000 | -5.4%    | 07/15/2019 | 99  |
| +      | Price Change | \$369,900 | -2.6%    | 06/25/2019 | 119 |
| +      | Documents    | \$379,900 |          | 06/25/2019 | 119 |
| +      | Photos       | \$379,900 |          | 04/25/2019 | 180 |
| +      | New          | \$379,900 |          | 04/24/2019 | 181 |

**Property Transfer History:**

**Transfer 1:** November 23, 2005, James & Joyce Comes to Brian & Lisa Comes in Book 415 at Page 927 for \$500. Transfer of acreage lot.

**Transfer 2:** August 8, 2005, Chad & Heidi Comes to Gregory & Anita Richter in Book 415 at Page 449 for \$145,000. Transfer of improvements & land.

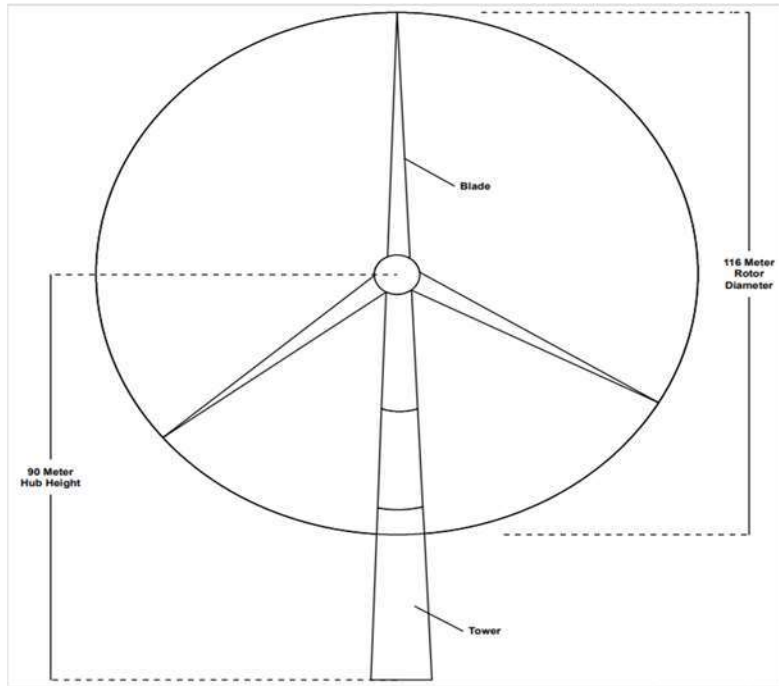
**Transfer 3:** October 31, 2005, Brian Comes and Lisa Comes to Gregory & Anita Richter in Book 415 at page 928 for \$500. Additional land purchase for accessory pole building.

**Transfer 4:** October 25, 2019, Gregory Richter and Anita Richter to Robert and Kelli Johnson in Book 425 at page 4619 for \$275,000. Transfer of improvements & land.

**Wind Energy Project:**

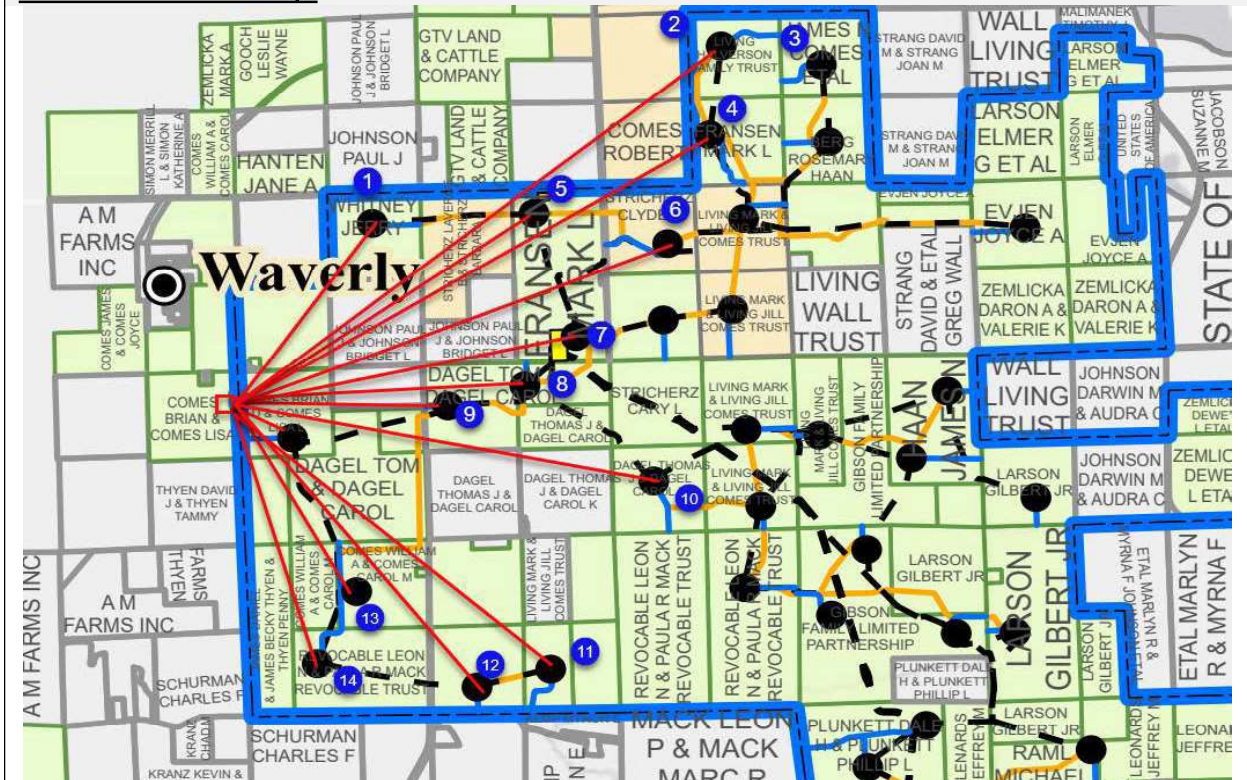
**Development:** Crowned Ridge Wind Project  
**Turbine Type:** Gamesa G87 2.0 MW  
**Hub Height/Rotor Diameter:** 80/116 meters

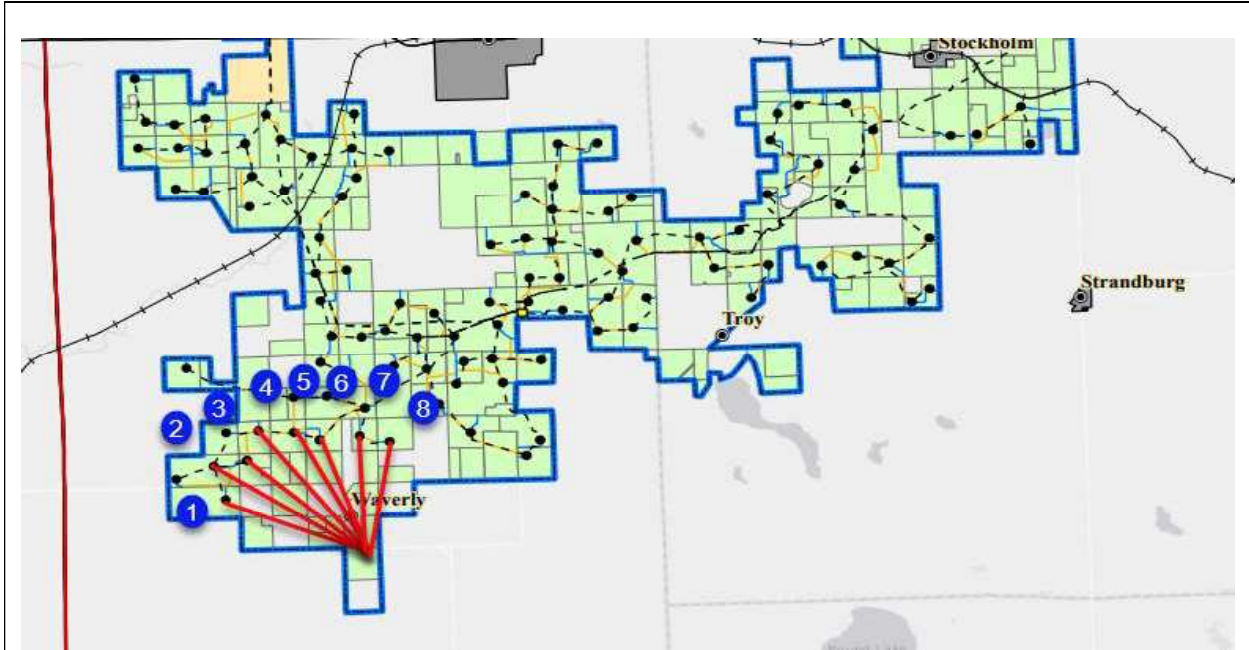
**Height from Ground:** 150 meters or 500 feet +/- per PUC exhibit  
**Wind Turbine Diagram:**



**Wind Tower Property Notes:** Crowned Ridge Wind Farm is in the construction phase of the project. According to the turbine siting constraints map, twenty-two turbines will be in the proximity to the residence, with the nearest turbine CR11-134 within 2,000 feet of the property.

**Wind Tower Aerial Map:**





**Site Analysis:**

**Site Visit Conducted by:** David Lawrence

**Site Visit Date:** November 19, 2019

**Interior/Exterior Site Visit:** The site visit is limited by an exterior only observation from the road. A detailed site inspection was not available for the analysis.

**View Obstruction:** None – wind towers under construction around the Waverly market area

**Noise Analysis:** NA – wind towers not operational at time of site visit

**Site Photos:**





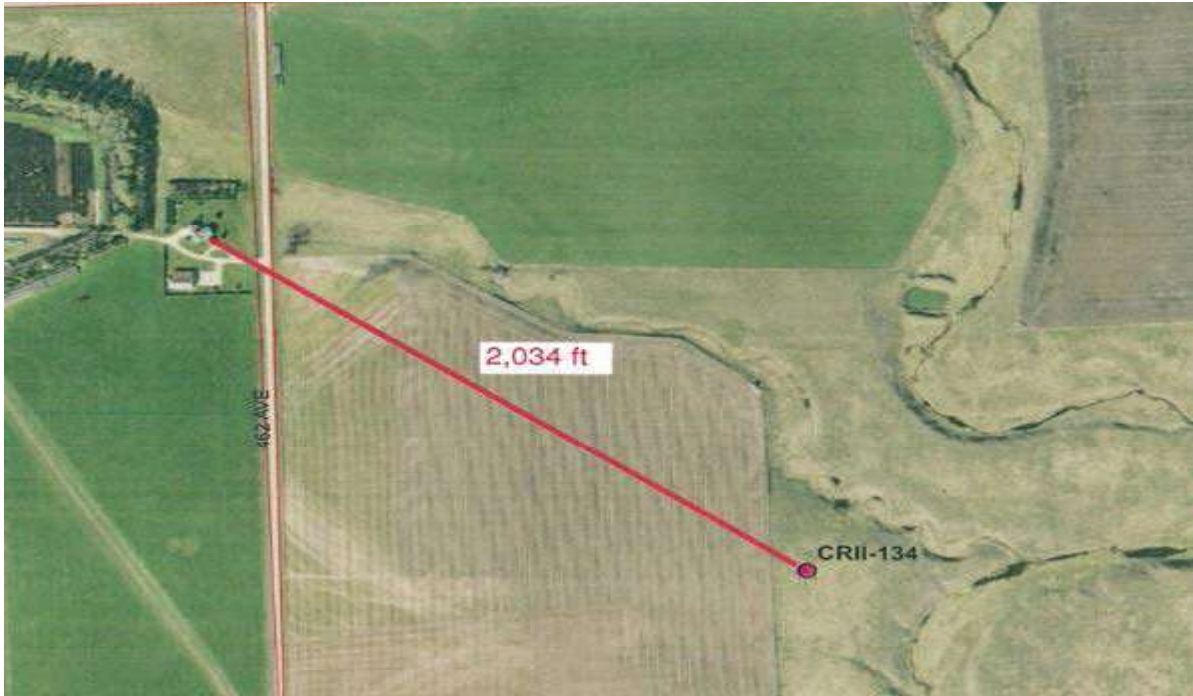


Photo: Wind tower construction west of Waverly.



Photo: Wind tower construction west of Waverly

**Interview Analysis:**

**Interview Conducted by:** David Lawrence

**Party Interviewed:** Broker-1/Broker-2/Seller-1 50%/Seller-2 50% (Seller-1 & 2 husband & wife)/Buyer-1/Buyer-2

**Interview Date(s):** November 11, 2019. December 10, 13, 14 and 15, 2019. January 09, 15, 20, 2020. (Various dates and interviews)

**Interview Notes with Broker-1:** Broker-1 listed the property in June of 2018 for \$424,900. After 26 days on the market, the listing price was reduced to \$409,000. After 20 days the listing price was reduced to \$398,500. After a total of 93 days on the market, the listing expired. Per Broker-1 the listing price was not supported by the market. The June 2, 2018 disclosure statement did not disclose the wind project or location of the tower within 2,000 feet of the residence.

**Interview Notes with Broker-2:** Broker-2 was contacted by the owner in April of 2019. Prior to the listing, Broker-2 had the seller complete a disclosure statement on April 25, 2019; the wind project was not disclosed. The property was listed at \$379,900, which the agent admitted was most likely on the higher end of the market range. After 60 days on the market, the price was lowered to \$369,900. On July 30, 2019, Buyer-1 submitted a written offer for \$350,000. The offer was accepted by the seller; however, Broker-2 updated the disclosure form on July 30, 2019, to include statements about the Crowned Ridge Wind

project. After receiving the updated disclosure statement, the offer was cancelled by Buyer-1. On August 21, 2019, the listing price was reduced to \$329,000. After approximately 183 days Buyer-2 submitted an offer with the knowledge of the wind project and wind towers for \$275,000. The seller accepted the offer. According to Broker-2 the disclosure of the wind project and wind tower within 2,000 of the property resulted in a \$75,000 or 21% difference to the seller (the difference between Buyer-1 before disclosure and Buyer-2 after disclosure). Broker-2 stated as evident with the CD2 transaction and experiences with selling real estate in S.D., residential property values are negatively affected by wind towers. Broker-2 stated wind towers will continue to be an issue for property owners as more and more towers are built. There is a segment of the market that refuses to look at properties near wind towers. Broker-2 recently built a house near Waverly prior to any knowledge of the project and will soon be living in the middle of the Crowned Ridge project. Broker-2 strongly believes their investment of a rural residence will be negatively affected by towers surrounding their home and will result in a segment of the market that will have less interest in the property when it comes time to sell.

**Interview Notes with Seller-1:** The seller(s) had a signed purchase agreement for \$350,000. After talking with Broker-2, the seller decided to update the disclosure statement to include new information about the wind project and location of a tower southeast of the property. Buyer-1 cancelled the offer after facts of the wind project were disclosed. Broker-2 relisted the property with full disclosure of the wind project and tower location. Buyer-2 knowledgeable of the wind project and towers offered \$275,000, which the sellers accepted. Seller-1 stated the proximity of the Crown Ridge Wind Farm reduced the value of the property by \$75,000 and is supported by the facts and documents of the transaction.

**Additional Interview Notes with Seller-1:** When the original property disclosure form was completed, Seller-1 did not have specific knowledge of the wind tower location in proximity to the property; only a general knowledge of the wind development in the area. The timing of the updated disclosure form was presented when Seller-1 became aware of the location of the tower to the southeast in proximity to the property. They (Seller-1 & Seller-2) thought it was best to notify Buyer-1 of this material change as they believed it was their obligation to inform Buyer-1 of this new information per the South Dakota Disclosure form.

**Interview Notes with Seller-2:** The home was built in 2001 and listed for sale in the local paper in 2005 because of a job relocation. The home was purchased in 2005 for approximately \$155,000. The basement was not finished at the time of purchase. Starting around 2006 the sellers received two home improvement loans for \$50,000 & \$50,000, plus savings for the pole shed, basement finish, land purchase, and remodeling. The remodeling was completed a few years ago. The home was in excellent condition. Around 2018 the sellers were approached by a neighbor (Buyer-2) considering a \$375,000 offer; however, Buyer-2 did not receive approval for financing.

The property was listed on the MLS and received a \$350,000 offer from Buyer-1. The sellers disclosed the wind development to Buyer-1 and newly discovered location of the turbine and the offer was cancelled. Broker-2 advised to counter a lower price. The sellers countered \$300,000 to Buyer-1 and Buyer-1 said they would not be interested at any price because of the proximity of the turbine to the residence. The property was relisted on the MLS. According to Seller-2, Buyer-1 was not interested in the property because of the wind development surrounding the property. After three months the sellers contacted Buyer-2, who had initial interest, and asked what they would be willing to pay for the property. \$275,000 was offered and accepted. Seller-2 explained the wind development and location of the tower influenced the selling price of the property by \$75,000.

**Interview Notes with  
Buyer-1**

Buyer-1 lives in the area and wanted to find an acreage in proximity to Watertown for his family. The property was listed on the MLS for \$379,000. Buyer-1 reported the improvements to be in good condition; however, some modification would have to be made to the house for their family. Buyer-1 presented a written offer for \$350,000. An updated disclosure was presented to Buyer-1 disclosing the wind development after the offer was made to the sellers. After further discussions and investigation Buyer-1 confirmed a tower was going to be located just southeast of the property. Buyer-1 explained this was the final factor for withdraw of the offer to purchase the property. Buyer-1 stated they had general knowledge that wind towers were going to be built in the area but didn't want to live within 1500+/- feet of a tower. Buyer-1 cancelled the offer and purchased a home in an area that was not in proximity to a wind project.

**Interview Notes with  
Buyer-2**

Buyer-2 lived an avenue over, and their family has a dairy farm one mile south of the property; the property was ideally located to work and family. Buyer-2 was friends with Seller-1 and Seller-2 and they offered the property to them for \$420,000. The price was beyond what Buyer-2 could afford. The house was listed on MLS and did not sell. The sellers approached Buyer-2 with disclosure of the wind tower and offered the property for \$350,000. Buyer-2 presented their max offer they could afford at \$275,000 and the offer was accepted. Buyer-2 explained the wind towers were not a factor at the price they paid; however, if the price would have been more, they would have likely negotiated because of the wind tower factor. According to Buyer-2, the appraisal completed for bank financing was appraised at \$320,000. The condition of the property was reported to be in good condition at the time of the sale and are satisfied with the purchase.

**June 2018 Disclosure  
Statement:**

binching garage, Freezers in basement, washer/dryer  
1. Are you aware of any other material facts or problems that have not been disclosed on this form?  
Yes \_\_\_ No Y If yes, explain: \_\_\_\_\_

**March 2019 Disclosure Statement:**

11. Are you aware of any other material facts or problems that have not been disclosed on this form?  
 Yes \_\_\_ No  If yes, explain: \_\_\_\_\_

*Problems in basement, water in garage, fridge in garage, washer/dryer, kitchen appliances.*

**2019 Updated Disclosure Statement:**

11. Are you aware of any other material facts or problems that have not been disclosed on this form?  
 Yes \_\_\_ No \_\_\_ If yes, explain: \_\_\_\_\_

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

*Propane tank is rented from Sioux Valley Coop. Propane tank is full and needs to be replaced from buyer at closing. [Redacted] Wind farm is possibly adding wind turbines to the area, ask on property.*

*in garage*

**July 2, 2019 \$350,000 Offer:**

3. PURCHASE PRICE: The total purchase price is to be \$ 350,000 \_\_\_\_\_ DOLLARS  
 THREE HUNDRED FIFTY THOUSAND AND 00/100

After earnest money herein is credited, the remaining balance is to be paid by Purchaser at closing.

**Broker-2 Statement:**

To Whom this may concern, 10/7/2019 Outstanding Resul

My name is [Redacted] I am a Broker at [Redacted] in Watertown, South Dakota. I had the property listed of [Redacted] house at [Redacted] Waverly, SD 57201.

During this time of the listing we had several showings. We did get an offer together but when the buyers found out about the possibility of future wind turbines they decided not to purchase the property.

I was contacted by an appraiser who was hired by Next Era asking me about the property and what my opinion was about the list price. I told him it had previously been listed for \$429,000 and did not sell at that time. The next spring I put the house on the market for \$379,900. The offer that was accepted was for \$350,000. The appraiser felt the house was priced strong and I said it has a nice shed and the house is in immaculate condition and sits on a little over 2 acres. I also told him that small acreages were in demand in our area which also drives up the price. I also told him the property was worth what someone was willing to pay for it. And since we did have an offer at \$350,000 that is what that buyer thought the property was worth.

The sellers now have accepted an offer of \$275,000 so they can move on. The sellers had to take a huge hit on this property due to the concern of the wind turbines.

**Buyer-1 Statement:**

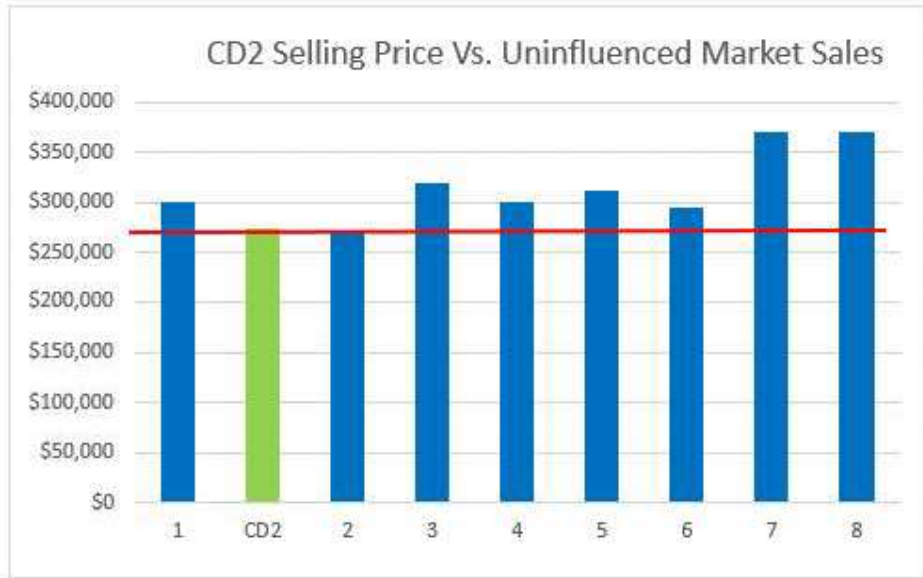
October 8, 2019

To Whom It May Concern,

RE: [Redacted] Waverly, SD Property

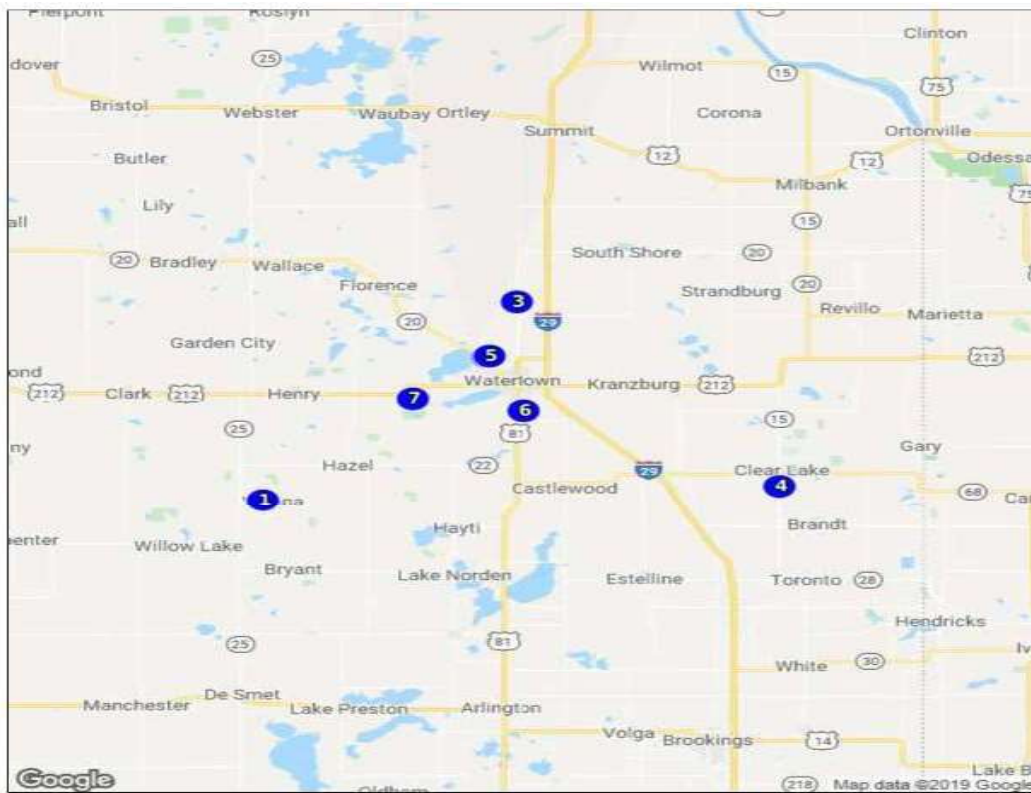
On July 2<sup>nd</sup>, 2019 my wife [Redacted] and I entered an agreement to purchase the above mentioned property for \$350,000. In the preceding to finalize documentation it was disclosed that the Crown Ridged II Windfarm was going to have a tower in the proximity of the [Redacted] home. The decision was then made to not purchase the home in proximity to the Crown Ridge II Windfarm in the Wavery area and proximity of the [Redacted] property due to the windfarm and signed purchase cancellation was sent on July 9<sup>th</sup> ending the purchase of the property by us.

**Market Sales Analysis:**



| Sales Analysis CD2 |            |           |                     |                    |                    |                    |                   |                    | Overall Analysis |
|--------------------|------------|-----------|---------------------|--------------------|--------------------|--------------------|-------------------|--------------------|------------------|
| Sale No.           | Location   | Sale Date | Price               | Year/E.A.          | GLA                | Acres              | Style             | Outbuildings       |                  |
| CD2                | Waverly    | 2019      | \$275,000           | 2001               | 1,570              | 2.6                | Split             | Pole Building      |                  |
| 1                  | Watertown  | 2019      | \$300,000           | 1976/upd           | 1,106              | 3.21               | Split             | Pole Bld           | Comparable       |
|                    |            |           | <i>Adjustments:</i> | <i>Similar(=)</i>  | <i>Inferior(+)</i> | <i>Similar(=)</i>  | <i>Similar(=)</i> | <i>Similar(=)</i>  |                  |
| 2                  | Watertown  | 2018      | \$270,000           | 2005               | 1,920              | 5                  | Ranch             | None               | Comparable       |
|                    |            |           | <i>Adjustments:</i> | <i>Similar(=)</i>  | <i>Superior(-)</i> | <i>Superior(-)</i> | <i>Similar(=)</i> | <i>Inferior(+)</i> |                  |
| 3                  | Vienna     | 2019      | \$275,000           | 1980               | 1,400              | 8.16               | Ranch             | None               | Inferior         |
|                    |            |           | <i>Adjustments:</i> | <i>Inferior(+)</i> | <i>Inferior(+)</i> | <i>Superior(-)</i> | <i>Similar(=)</i> | <i>Inferior(+)</i> |                  |
| 4                  | Watertown  | 2019      | \$319,000           | 1974/upd           | 1,476              | 9.46               | Ranch             | Pole Blds          | Superior         |
|                    |            |           | <i>Adjustments:</i> | <i>Similar(=)</i>  | <i>Inferior(+)</i> | <i>Superior(-)</i> | <i>Similar(=)</i> | <i>Superior(-)</i> |                  |
| 5                  | Clear Lake | 2019      | \$301,000           | 1952/upd           | 1,556              | 8.9                | Ranch             | Pole Blds          | Comparable       |
|                    |            |           | <i>Adjustments:</i> | <i>Similar(=)</i>  | <i>Similar(=)</i>  | <i>Superior(-)</i> | <i>Similar(=)</i> | <i>Similar(=)</i>  |                  |
| 6                  | Watertown  | 2019      | \$312,500           | 1970               | 1,352              | 5.63               | Ranch             | Sheds              | Inferior         |
|                    |            |           | <i>Adjustments:</i> | <i>Similar(=)</i>  | <i>Inferior(+)</i> | <i>Superior(-)</i> | <i>Similar(=)</i> | <i>Inferior(+)</i> |                  |
| 7                  | Watertown  | 2019      | \$295,000           | 1976               | 1,440              | 1.88               | Ranch             | None               | Inferior         |
|                    |            |           | <i>Adjustments:</i> | <i>Similar(=)</i>  | <i>Inferior(+)</i> | <i>Similar(=)</i>  | <i>Similar(=)</i> | <i>Inferior(+)</i> |                  |
| 8                  | Watertown  | 2019      | \$370,000           | 2000               | 1,556              | 12.01              | Ranch             | Pole Blds          | Superior         |
|                    |            |           | <i>Adjustments:</i> | <i>Similar(=)</i>  | <i>Similar(=)</i>  | <i>Superior(-)</i> | <i>Similar(=)</i> | <i>Similar(=)</i>  |                  |

**Sale Location Map:**



**Legend**

- |   |   |
|---|---|
| 1. 18509 435TH AVENUE, Vienna, SD 57271(20-8178)      | 5. 2217 STADHEIM DRIVE, Watertown, SD 57201(42-9)   |
| 2. 2502 STADHEIM DRIVE, Watertown, SD 57201(24-6016)  | 6. 45581 175TH STREET, Watertown, SD 57201(98-91)   |
| 3. 16276 455TH AVENUE, Watertown, SD 57201(28-1048)   | 7. 17375 447TH AVENUE, Watertown, SD 57201(24-6249) |
| 4. 18215 SD 15 HIGHWAY, Clear Lake, SD 57226(24-6243) |   |

**Market Sales Analysis**

**Conclusion:**

Eight sales are from the market without the influence of a wind tower, project or turbine. All transactions have similar highest and best use as a rural acreage and located within the market area. Sales one, two, and five have stronger similarities to CD2. Sales two, five and six are inferior sales. Sale three has slightly superior site size and outbuildings. The market evidence suggests the bracketed market range for CD2 should fall within \$270,000 to \$370,000 as demonstrated by the uninfluenced market sale transactions. The selling price at \$275,000 is at the low end of the market range suggesting there could be an influence on the selling price of CD2 as a result of the wind project, the proximity of the wind tower near the property and/or disclosure of the wind project. A review of the sales data suggests there is some type of negative influence or motivating factor for the sale transaction for CD2 resulting in a sale price that is on the lower end of the market range.

**Overall Conclusion:**

The details of the transaction suggest the purchase price was influenced by the disclosure of the location of the wind turbine within

the proximity to the residence. Buyer-1 submitted a written offer that was accepted by the seller for \$350,000 with general knowledge of wind development, but not the specific tower location southeast of the property. The offer was cancelled by Buyer-1 when Seller-1 disclosed new information about the material facts of the location of the wind turbine southeast of the property per the project location map. Buyer-2 submitted a written offer for \$275,000, with knowledge and consideration given about the material facts of the wind turbine location southeast of the residence. Verification of the sale details confirmed an arm's length transaction with both the buyer and seller acting prudently, knowledgeably and for self-interest, with the transaction managed by a real estate agent. The difference between Buyer-1 uninfluenced offer and Buyer-2 influenced offer is \$75,000 or 21% of the original offer/price. The transaction details show factors that suggest a negative influence on the selling price due to the disclosure of a wind project and proximity of a wind turbine. Although the evidence leads to support a change in price due to the wind tower influence, it is my overall opinion that liberally applying the results of one sale to all rural residences in proximity to a wind turbine, tower, or development in South Dakota would not have consistent or credible results. Any rural residence that shows some type of factors that might have negatively influenced the selling price, should be analyzed on a case-by-case basis with a consistent scope of work for the analysis. Nevertheless, the results of the CD2 sales analysis shows there is a segment of the market that is sensitive to living within the proximity of wind tower or turbine and there could be a situation that could influence the selling price of a rural residence located in close proximity to a wind tower or within a developing wind project.



**DAL ExhibitHB**

DAL Appraisal & Land Services  
4820 E. 57<sup>th</sup> Street Sioux Falls, SD 57108  
david@dalappraisal.com

01/08/2020

RE: Docket EL19-027 Crowned Ridge Wind II, LLC

Mr. David Lawrence:

We have noted you have provided testimony and exhibits on behalf of the staff of the SD PUC located on Docket EL19-027 Crowned Ridge Wind II, LLC to be sited in Grant, Codington and Deuel counties. You have provided information on five homes in Deuel County as DE1, DE2, DE3, DE4 and DE5. As sellers, we have a different recollection than some of the Broker/Brokers.

Could these Comments from the Sellers additions/corrections be added as an addendum to your exhibit?

Our previous home is identified as DE1. In 2008 we built a new home with many conveniences and excesses. We planned to leave "Meadow Creek Valley" when our life ended, so we spent money others may not have chosen to spend. Deuel Harvest Wind Farm, by Invenergy submitted an application to build a wind project in Deuel County. They initially submitted three different project layouts. On these layouts, a wind turbine could be sited roughly one half to three fourths of a mile from our home. We decided we would not and could not live in a wind farm.

Later a fourth, and yet a different project layout was then submitted in the SD PUC Docket EL18-053 Deuel Harvest Wind, LLC. This fourth project layout has a wind turbine about 1.5 miles from our home. This is also too close to our home and we moved. We knew a loss would be realized when we forced our property on the market. We didn't know how much we would lose at the time, but in the final analysis, we lost roughly \$250k on a 30 acre parcel.

I've been told we received a very good price for our property. We believe the buyer should be as pleased as we were at a higher price. We also experienced the socio-economic effect the community had suffered since "Big Wind" arrived. We did not want to wait and endure what some of the sellers living among the turbines near Brookings and Toronto.

**Exhibit DAL\_2**

**Transaction Reference DE1**

**Page 44 "Interview Notes with Broker: The agent has listed a number of properties in the immediate neighborhood and the wind project was not a reason they were selling...The agent stated the property took about 6 months to sell which is typical of property in this price range at the higher end of the market."**

Our corrections to the above "Interview Notes with Broker":

The wind project was the only reason why we sold our home, DE1. At public meetings in Deuel County, as well as in other counties SD PUC wind energy dockets, we spoke against wind turbines being sited too close to wind non-participants homes.

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See SD PUC Docket EL18-053 Deuel Harvest Wind, LLC for our speeches:

<https://puc.sd.gov/commission/dockets/electric/2018/el18-053/holborn3.pdf>

<https://puc.sd.gov/commission/dockets/electric/2018/el18-053/holborn4.pdf>

Fall of 2017 we placed a For Sale by Owner sign on our property and called prospective buyers who had stated they would be interested in purchasing our home. We had many people who seemed interested although many also asked about the wind turbines. We doubt that they were asking because they wanted to purchase a home in or near a wind farm. We believe we conveyed that thought to you.

03/01/2018 we listed our property for sale with a Brokerage Firm & we closed on the sale of our home 02/2019. By our count, our home was on the market in excess of 15 months.

**Exhibit DAL\_2**

**Transaction Reference DE4**

**Page 62 “Interview Notes with Broker: The property was listed for sale because the owner was being relocated to Minnesota. The wind project was not a concern or a motivating factor to sell the property.”**

Please see Docket EL18-053 Deuel Harvest Wind, LLC

Section Public Input Meeting dated 01/24/2019

Comments of Dr. Jeff Collins, DVM has submitted a letter why he & his family have moved out of Deuel County. His comments are in direct conflict with the above “Interview Notes with Broker”.

<https://puc.sd.gov/commission/dockets/electric/2018/el18-053/collins.pdf>

**Exhibit DAL\_2**

**Transaction Reference DE5**

There are no DE5 “Interview Notes with Seller”. We recall visiting with these sellers then and more recently. If you were to interview them, we believe the turbines were a primary reason, if not the only reason, they sold their property.

Thank You.

Sincerely,

[Redacted signature block]

Cc. Arvid J. Swanson, PC  
27452 482<sup>nd</sup> Ave. Canton, SD 57013  
605-743-2070

aj@ajswanson.com

**BEFORE THE PUBLIC UTILITIES COMMISSION  
OF THE STATE OF SOUTH DAKOTA**

**IN THE MATTER OF THE APPLICATION BY )  
CROWNED RIDGE WIND II, LLC FOR A )  
PERMIT OF A WIND ENERGY FACILITY IN )  
DEUEL, GRANT AND CODINGTON COUNTIES )  
)**

**CERTIFICATE OF SERVICE**

**EL19-027**

I hereby certify that true and correct copies of the following:

- Prefiled Supplemental Testimony of David Lawrence
  - Exhibit DAL\_4
  - Exhibit DAL\_5

and Certificate of Service were served electronically on the 23<sup>rd</sup> day of January 2020, addressed to those parties listed on the service list.



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