

Doug Paulson

Geronimo does not comply with the county's Conditional Use Permit stipulations for approval and still has a lawsuit pending.

Ultimately "being green" is about minimizing our impact on the natural environment, so a very strong case against large-scale wind development can be made because it requires so much land. One headline states "Wind farm needs 700 times more land than fracking site to produce same energy." Industrialization of the American landscape is a negative environmental impact. The fossil fuel inputs for wind power are particularly large. It's petroleum that fuels the trucks that move wind turbines hundreds of miles to their locations. Wind turbines are made from steel. According to Real Clear Energy.org, "1 megawatt of wind turbine capacity requires 230 tons of coal for the steel." An obsession with wind and solar power at all costs has Germany paying 26.2 billion for electricity that has a market value of just 5 billion. Even the most ardent renewable energy supporters in public often don't want wind farms near their homes in private. Only half of the participants actually live in or near the project, and there are as many non-participants that live in or near the project as participants. The economic condition wind farms make for non-participants is loss of property value. Wind farms cause shadow flicker, make noise, cause health problems and can be visual intrusions. It surely seems logical enough, anything that would cause a potential buyer to value property less, lowers its value. All things being equal, why would somebody choose to buy a home or land with an industrial wind farm nearby? Any report that concludes that there is zero negative property value effects or adding to property value simply can't be seriously considered.

Many members of the real estate and appraisal businesses have been clear that wind power does impact property values and it seems to me that these groups have no vested interest in supporting or not supporting wind power.

██████████ appraisal concludes that property values are adversely and measurably impacted by wind farms up to 2 miles and a range of 25% to approximately 40% value loss. Real wealth is being lost by non-participants in order to financially benefit participants. It is a fact that wind turbines harm property resale values and that translates into real, measurable financial harm to people. The data used by the wind industry to show no property value loss is faulty. 2013 JUWI Wind

Prairie Breeze Wind Farm in Tipton County, Indiana, average property value loss was 25% within 2 miles of turbines.

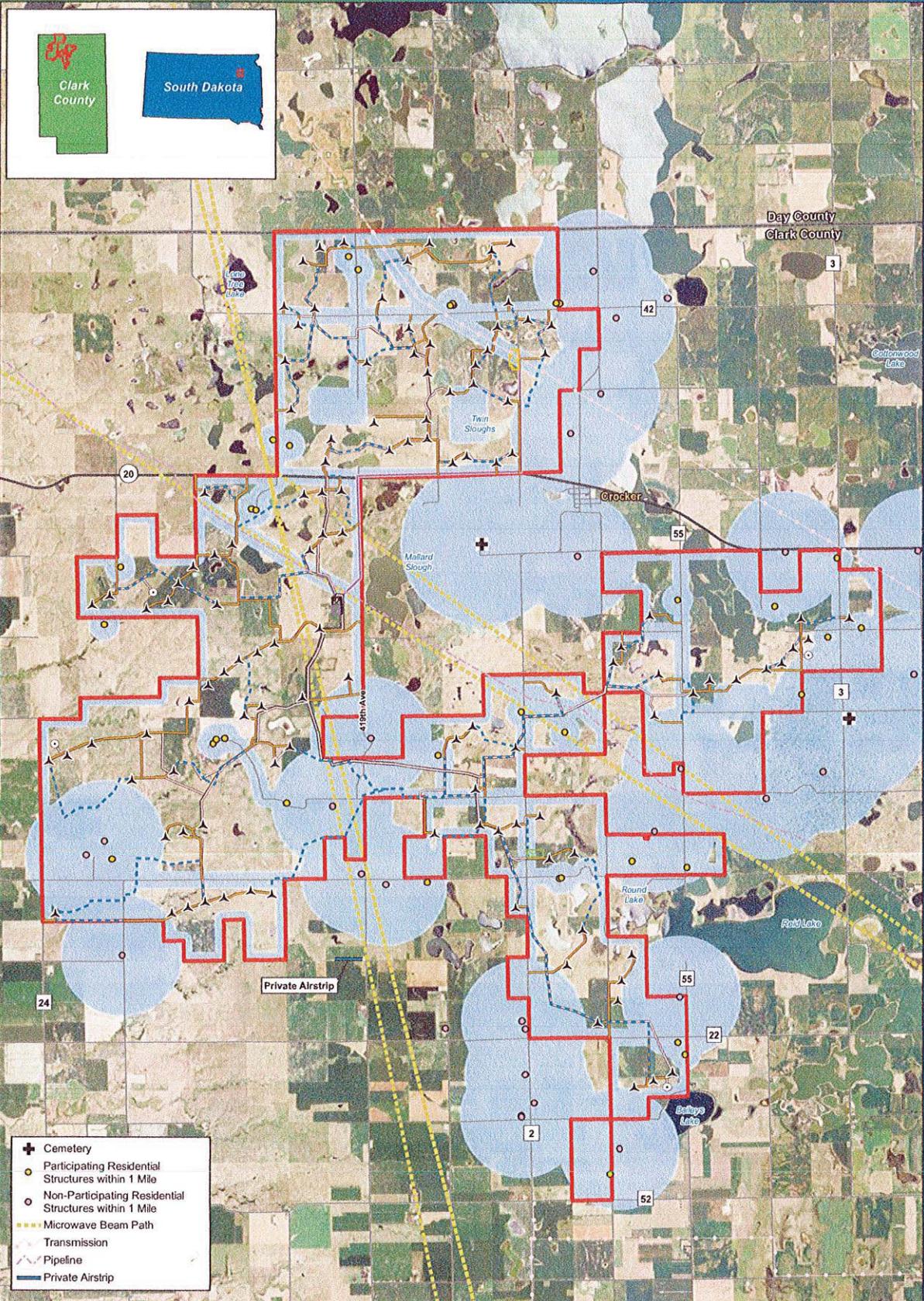
Appraiser [REDACTED] reported that 350 acres of premium ranch land in Texas was put on the market. A prospective buyer backed out when a 27 turbine wind farm within a 1 1/2 mile radius was disclosed. Land was discounted 25% and still no sale. After 2 years on the market, there has been little interest in the property. Independent studies have shown an average value loss up to 25% for properties within 1.8 miles of turbines. An article in the Nevada Journal about the Searchlight Wind Energy project states "recent studies by real estate appraisers from around the world indicate that properties within 2 to 3 miles of wind turbines have seen their values decline from 25 to 60 percent with the decreased value being an inverse condemnation or regulatory taking of private property rights." An independent study by Appraisal Group One in Calumet County, Wisconsin concluded that the average negative effect is 20.7%. The study also found that some homes were not salable. In the UK, an official government agency has finally admitted that wind farms do lower house prices. 2013 - [REDACTED] real estate appraiser reported homes within 2 miles of wind turbines sold for an average of 38 percent less than homes farther away. In 2013, an Ontario Superior Court of Justice determined that landowners living near large wind farms do suffer from lower property values, with the court accepting a 22 to 55% reduction.

One solution is a requirement that a wind developer provide non-participants with a property value guarantee (PVG). The justification for and guiding principles behind PVGs are as follows:

- To ensure fairness for all property owners, financial gain to wind developers and participating landowners should not be at the expense of neighboring property owners' equity.
- If in fact there is no property value impact for non-participants, then a wind developer for any project should have no objection to agreeing to a PVG requirement.
- The PVG requirement should be 100% of assessed value of the property prior to building a wind farm to ensure that if the property is unsellable, the non-participant landowner will not suffer a financial loss upon sale or resale.

Wind farms also inhibit the possible development of the non-participant landowners property for housing or other development opportunities and therefore there is no taxation from development.

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Imagery Source: 2015 Color FSA  
Data Source: Geonimo Energy, MN DNR, USFWS, Census, Comsearch

**Figure 5**  
**Project Setbacks**  
**Crocker Wind Farm**  
**Clark County, SD**  
45.079602, -97.845696

▲ Preliminary Turbine Location	— Interconnection 345 kV Transmission Line
○ Preliminary Permanent Met Tower	— Preliminary Access Road
■ Project Area Boundary	— Preliminary Collection Line
⊠ Project Substation	- - - Preliminary Crane Path
⊞ O&M Facility	■ Setbacks
⊞ Interconnect Switchyard	
⊞ Preliminary Staging Area	

Note:  
1. Turbine numbering is not sequential.  
2. Only setbacks that intersect the Project boundary are depicted.