

It has come to my attention that Davison County is considering enacting a zoning ordinance specific to Wind Energy. While I don't question the need for an ordinance, I do have concerns with two of the proposed items. Those being:

1. Not be located within 1,000' of a non-participating residence, business or public building
2. Be decommissioned if out of service for a continuous 12 month period. All equipment above ground and three feet below ground shall be removed within 180 days.

Regarding number 1:

- Davison County is a relatively high density county with an increasing number of rural acreages
- Real estate lending regulations make it difficult to obtain appraisals on rural properties which can stunt growth and I fear that permitting a commercial grade wind generator within 1000' of a resident will increase the difficulty and ultimately lower the real estate value.
 - **A one mile set-back, in my opinion would be appropriate help protect real estate values**

Regarding number 2:

- I am aware of a 61 wind tower farm being decommissioned in Minnesota. It is my understanding the towers are 20 – 25 years old. I am not aware of the stated life expectancy when they were built but as is the case most often, they did not live as long as first suggested.
- To decommission those towers they will:
 - Remove entire foundation (18' x 18' x 20') and fill with appropriate fill
 - Decommission roads
 - Remove tower and components and reclaim all components per environmental laws
- The cost per tower has not yet been determined but it appears that the builder of the towers and subsequent owners did not plan for this event. Keep in mind that they will be removed, not replaced.
 - **Davison County's ordinance should include complete removal of all tower components (not just 3' below ground) and provide assurance that when, not if that occurs that we know who and how it will be paid for.**

My wife and I live in Mitchell. We do not own land in rural Davison County and likely will not. I have worked in the banking industry in Mitchell for 39 years and call Mitchell and Davison County my home. I understand the perceived value of a wind turbine in regards to tax revenue etc but will hold firm in my opinion that we should not let that be our focus, rather look far into the future and mitigate the long-term risks by making sure we protect our county to the best of our ability.



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