Property Value

Close proximity to a cluster of industrial wind turbines has been shown to cause a severe decrease in residential property values. In other states, homes located within 2 miles of an industrial wind park have incurred a decrease in value between 20 – 45%. In fact, 12 homes located within a 36 turbine cluster in Canada have become unmarketable, forcing the owners to abandon their homes due to the noise, shadow flicker, and health related impacts of the turbines.

**TV / Radio / Cellular Disruption**

Studies have been performed by nationally renowned experts which indicate that the industrial wind turbines proposed for our region will cause severe degradation of certain RF (radio frequency) and electromagnetic signals such as TV and AM radio programming.  This is a matter of public safety, as such signal degradation could prevent the citizens of our region from receiving alerts regarding national disasters, severe weather, or even Amber Alerts for missing children.

# Shadow Flicker

Also known as “strobe effect,” shadow flicker consists of the continual interchange between light and shadows that are cast across property and homes near turbines as the sun rises and sets each day.  The amount of shadow flicker incurred varies considerably from season to season as the sun’s position on the horizon changes.   Shadow flicker purportedly causes harmful effects on people with Obsessive Compulsive Disorder, and is also associated with inducing vertigo, nausea and headaches.

Developers in our area have asked for permission to project 30 hours of shadow flicker per year onto our homes.  Technology exists to prevent shadow flicker from being projected onto sensitive receptors.  Ordinances in other jurisdictions prohibit industrial wind turbines from projecting shadow flicker onto roadways to prevent accidents resulting from the visual disturbance.

# Setbacks

Wind developers have proposed setbacks of 1000 feet or 1320 feet from a non-participating residence, rather than the non-participating property line.  Numerous communities throughout the United States and Europe require setbacks between 2640 feet and 5280 feet.  Ontario, Canada, the home of one our region’s wind developers, requires a 550m setback (~1800 feet).

INDUSTRIAL WIND TURBINE SETBACKS

Germany    …………………………………………………………..  5,280 Feet

United Kingdom   ……………………10 x Rotor Diameter (Approx 3,300 Feet)

Trempealeau County, WI …………………………………………    5,280 Feet

Union Town, WI   …………………………………………………..   2,640 Feet

Woodville, WI    ….………………………………………………….   2,640 Feet

Claybanks, MI   …………………………………………………….   3,000 Feet

# Noise

Rural environments such as ours often have low ambient noise levels, often ranging between 25 – 30 dBA at night.  Using standard EPA methodology, statistical analysis has shown that a noise limit of 35dBA is necessary to prevent wide spread complaints and potential litigation. This is similar to the noise limits established in several European nations where industrial wind turbines have operated for decades.

Developers in our region have sought 50dBA noise limits, which have proven inadequate in other areas of Michigan.  In fact, citizens in Huron Township, Michigan have initiated litigation on this issue and their local government has reduced the limit to 45dBA.

**Health Concerns**

The health concerns associated with wind turbines are primarily a result of the noise they create, both audible and sub-audible.

Low frequency noise (aka – infra sound) is the thought to be the cause of most health issues associated with industrial wind turbines. Work by Dr. Nina Pierpont has identified a group of symptoms associated with living in close proximity to wind turbines that she calls “Wind Turbine Syndrome.”  These symptoms include sleep deprivation, nausea, feelings of agitation, hypertension, etc.  Dr. Alec Salt of the Cochlear Fluids Research Laboratory, Washington University in St. Louis, stated in a paper entitled, “Responses of the Ear to Infrasound and Wind Turbines,” thatit is the ILF’s ability to stimulate the Outer Hair Cells of the cochlea that creates the medical symptoms associated with Wind Turbine Syndrome.

# Land Owners Beware

Under the terms of the Lease and Easement Agreements proposed by some wind developers:
– Landowners are obligated for up to **60 years**.  **Developers can terminate the agreement at any time upon 30 days notice.**
– Developers have authority to drag Landowners into legal disputes and initiate litigation in Landowners’ name.
– Developers may assign their rights to another company at any time, **without Landowners’ consent**.
– **Landowners must get Developers’ consent to do such things as plant trees or make improvements to their own property**.
– Landowners’ rights to hunt their property are severely limited, yet Landowners remain obligated to prevent unauthorized hunting of their land.
– **If a dispute arises, Landowners forfeit their constitutional right to their day in court before a jury of their peers.  Developers retain their right to access the court system**.
– Landowners are limited to monetary damages through private arbitration, even if turbines exceed noise limits, emit shadow flicker, or are sited too close to the home.
– Landowners are prohibited from speaking about the developers “methods of operation,” and must obtain written permission from the developer before responding to any media inquiries – even if the developer has failed to abide by the noise and/or shadow flicker limits.

Before you make any decision regarding a proposed lease agreement, we urge you to get informed about the impact of living in close proximity to industrial wind turbines.  And ALWAYS consult competent legal counsel before signing any contract.

# Farm Land Destruction

Industrial Wind Turbines take approximately 1.5 – 3 acres of farm ground out of production per turbine.  Even when restored after the turbine has been decommissioned, its ability to produce high quality harvest will be diminished forever.  Imagine how many acres will go out of production for a 250 turbine installation?  Include substations, underground cabling, and soil that is compromised by compaction of 400 foot tall cranes and staging, and the yield losses can be considerable and will extend far beyond the relatively short life of the turbine project.

Industrial wind developers have claimed that construction of industrial wind turbines on agricultural land will not interfere with the tax benefits farmer’s receive from PA 116. However, the State of Michigan has not reached a final decision on that issue. Instead, this matter is still under consideration by the State, as evidenced by the “Draft” stamp on the PA 116 Amendment

**Road Destruction**

Roads in and around the project area will incur considerable damage from the constant barrage of over-sized machinery.  Moreover, wind developers often fill in ditches at intersections to allow their equipment to make the otherwise narrow turn.  They are also often forced to close sections of road for significant periods of time to deliver the various equipment to the site, resulting in increased traffic and delays.



Wind developers cause $13 Million in damage to roads in Benton County, IN, then stick the county with the bill.

**Impact upon Wildlife**

Ogden and Palmyra Townships are known habitat for the Indiana bat, a federally protected endangered species, and the evening bat, a bat classified as threatened by the State of Michigan. The evening bat colony is the only one of its kind in Michigan and is the northernmost in North America. The evening bat is also important economically because it consumes many crop pests, including spotted cucumber beetles, green stinkbugs, and weevils.

Wind turbines make bat lungs explode.

DEVELOPER CLAIMS

# Developer Claims: Tax Revenue

Tax Revenue: Wind developers have attempted to sell this project to the citizens by promising millions in new tax revenue.  Considering the fact that the wind developers will receive millions in tax credits from the so-called federal “Stimulus” bill, it appears that the developers are doing nothing more than giving the citizens back a portion of the taxes they have already paid.

Furthermore, the tax revenue promised by the wind developers is in serious jeopardy as a result of Michigan Senate Bill 34, which seeks to repeal the personal property provisions of Michigan’s General Tax Act.  If enacted, Senate Bill 34 would eliminate the main source of tax revenue generated by industrial wind turbines.  Notably, Ohio has already enacted laws excluding wind turbines and other “green energy” materials from personal and real property taxes.

# Developer Claims: Job Creation

Job Creation: Industrial wind developers have attempted to convince area residents that construction of an industrial wind complex in Lenawee County, MI will create jobs. However, a Spanish economist, Gabriel Calzada Alvarez, concluded last year that for every job created in green energy, 2.2 jobs are lost elsewhere. Moreover, in light of the exorbitant subsidies for wind turbines created by the American Reinvestment and Recovery Act (aka -Stimulus Bill), the price per job created is very high.

[Here is a link to the report by Gabriel Calzada Alvarez](http://www.juandemariana.org/pdf/090327-employment-public-aid-renewable.pdf%22%20%5Ct%20%22_blank)

Although industrial wind developers claim hundreds of construction jobs are created by these developments, those jobs rarely go to local citizens.  Instead, history has demonstrated in Dekalb County, IL and other locations that the construction workers hired to erect the turbines often come from hundreds of miles away.

Michigan has also experienced at least one documented incident involving the use of illegal aliens to perform labor on an industrial wind complex. In fact, Stanley Pruss, former Director of the Michigan Department of Energy, Labor & Economic Growth, recently confirmed an “unfortunate, limited incident” wherein illegal aliens performed some of “the very first work undertaken in Michigan” on an industrial wind complex.

# Developer Claims: Wind Energy Efficiency

Wind Energy Is NOT Efficient:  Dr. Gordon Fulks, PhD., has concluded “[w]indmills are perhaps the worst boondoggle of them all because they require much more high quality energy to manufacture, install, maintain, and back up than [they] will ever produce.”  John Rowe, CEO of Exelon, who is developing wind projects in Michigan has stated, “[i]nexpensive natural gas produces cheaper, cleaner electricity than any or all of the alternatives that I know.”

Here is Tom Stacy, entrepreneur and consumer advocate, speaking about the science of wind turbines and their inefficient operation:

# Turbine Failure

Industrial wind complex developers often state that turbine blade failure or debris throw are very rare occurrences.  However, that statement is not accurate.  Below are examples of turbine blade failure and some statistics concerning same.

[Caithness Wind Turbine Accident Summary](http://iiccusa.org/wp-content/uploads/2011/04/Caithness-Wind-Turbine-Accident-Summary.pdf%22%20%5Ct%20%22_blank) – This report summarizes Wind Turbine Accident data up through December 31st, 2010.

[Dekalb Turbine Blade Failure](http://iiccusa.org/wp-content/uploads/2011/04/Dekalb-Turbine-Blade-Failure.pdf%22%20%5Ct%20%22_blank) – In Dekalb County, Illinois, residents blog about what life is like now that the turbines have been installed.  This PDF is an excerpt from the blog where they write about and post pictures of the failure of the turbines including oil leaking from the turbine into the ground, and the blades shattering.