

**Halverson, Vicky**

**From:** Haubrich.Joel [Joel.Haubrich@we-energies.com]  
**Sent:** Monday, September 14, 2009 2:28 PM  
**To:** Haubrich.Joel  
**Subject:** We Energies UPDATE  
**Importance:** High  
**Attachments:** image001.jpg

# *We Energies*

# UPDATE

**We Energies urges legislators to vote against amendments to SB 185 (AB 256) that would require wind developers to compensate landowners adjacent to wind farms, presumably for any losses in property value.**

The precedent would put all infrastructure (utility, road, airport, etc.) projects at risk. Every project that may “impact” a neighbor (someone adjacent to a project) would want similar treatment.

**Housing market watch**

Prices and sales were down in most areas in the second quarter, but Wisconsin Realtors said they see signs of stabilization in the market.

**Homes sold by Realtors through the second quarter**

COUNTY	HOMES SOLD		CHANGE %	AVERAGE PRICE		CHANGE %
	'08	'09		'08	'09	
Kenosha	476	384	-19.3%	\$166,700	\$145,500	-12.7%
Milwaukee	2,321	2,392	7.7	198,900	128,900	-33.7
Ozaukee	238	216	-8.4	249,200	226,300	-7.7
Racine	572	495	-13.5	163,600	140,000	-14.4
Waukegan	294	269	-8.5	188,900	173,300	-8.3
Washington	384	350	-8.9	193,300	182,000	-5.8
Waukesha	1,195	975	-18.7	242,300	228,300	-5.8

Source: Wisconsin Realtors Association

Journal Sentinel

We Energies has found that since 2007 at least a dozen homes have sold within the Blue Sky Green Field project area. All of the properties sold **above assessed value and some sold above fair market value despite one of the worst housing downturns in decades** (see recent Milwaukee Journal Sentinel article below).

We Energies hasn't analyzed the complete report (issued by the Welch Group) but some of the comparison are

of the sale price of vacant lots in subdivisions and lake view properties against the predominantly farm land lots sold within the BSGF project area.

## Second-quarter home prices fall 9.9% statewide

*By Paul Gores of the Journal Sentinel*

<http://www.jsonline.com/business/53042917.html>

Posted: Aug. 12, 2009

Median homes prices fell 9.9% in Wisconsin during the second quarter of 2009, a figure real estate professionals said Wednesday was tilted lower by the large number of starter and less-expensive homes purchased.

At the same time, sales of existing homes dropped 10.5% in the state. But Realtors were encouraged that the decline was more moderate than in recent quarters, taking it as a possible sign of a stabilizing market.

**"If you look at what's been happening the last five quarters, we've been down by double digits.** But it's been mired in the neighborhood of 20% to 22% down on a regular basis, as opposed to 10.5% down," David Clark, a Marquette University economics professor, said of the sales number. Clark analyzed the quarterly data for the Wisconsin Realtors Association...(use link to see whole article)