

Why are the rules and regulations different for an industrial Wind Energy facility vs a Big-Box commercial project?

	Wind Facility	Big-Box
Land Area	Up to 20,000± acres	10± acres
Structure Height	Up to 600± feet	50± feet
Number of Structures	50 to 500	1 or 2
Type of Operation	Industrial	Commercial
Zoning Area	Agricultural/ Residential	Commercial
Business Model	Obtain more taxpayer & ratepayer subsidies	Offer a better product at lower cost
Business Type	Limited Liability Corp	Corporation/LLC
Multiple LLCs over Lifetime	Yes	No
Future Business Structure	LLC with no assets	Corp/LLC with assets
Property Ownership	Usually Leased	Usually Owned
Product Life	15± years	50± years
Decommissioning Costs	\$5 Million to \$50 million	< \$1 million
Community Economic Impact	Net Loss	Net Positive
Community Jobs Impact	Net Loss	Net Positive
Devalue Nearby Homes*	Yes, Possibly Significantly	Not Likely
Safety Implications	Potentially Significant	Small
Human Health Implications	Potentially Significant	Very Small
Wildlife Implications	Potentially Significant	Very Small
Environmental Implications	Potentially Significant	Small
Military Implications	Potentially Significant	None
Legal Ramifications	Complex	Fairly Simple
Amount of Time to Monitor, etc.	Very large	Small
Cost to Monitor, etc	Very large	Small

Every circumstance is slightly different. The scenarios above are rather typical.

* For multiple studies about the adverse effects on home values from industrial wind projects, see this six page [summary](#). See this [sample study](#) that concluded that a Big-Box store **increased** nearby home values... For support on most of the other items, see studies and reports at WiseEnergy.org.