

Operations and Site Plans

Attachment to CUP Application:

1. North Winds Rescue is requesting a Conditional Use Permit to continue operating a small, home-based equine rescue and healing connection sessions facility on our property located at 3857 W Jargo Road, Deerfield WI. The rescue provides rehabilitation, safe housing, and training for horses that have been abandoned, neglected, or surrendered. In addition, we offer community based programs that promote education, healing, and responsible horsemanship, including volunteer opportunities, youth activities, and veteran/first responder support programs.

All rescue and equine assisted activities take place on our privately owned property, which serves as both our residence and operational site. Horses are housed in fenced pastures and existing outbuildings. All public or volunteer interactions occur within designated barn, paddock, arena, or pasture areas.

Equipment used on site is typical for small scale agricultural and equestrian care, including:

A Bobcat with attachments (bucket and pallet fork)

A John Deere Gator with dumping feature

Standard horse-care tools such as wheelbarrows, manure forks, water tanks, and grooming equipment

No industrial, commercial, or high-noise equipment is used in regular operations.

Existing and Planned Property Improvements

The property currently includes:

An existing barn used for horse care, feed storage, and veterinary-safe handling

Fenced pastures and paddocks designed for safe turnout and rehabilitation

A gravel driveway providing safe access for staff, volunteers, and service providers

An existing run in structures typical of rural horse properties

A 50x100 ft indoor arena is in planning stage (applying for permits) intended for year-round training, rehabilitation, and small community programs

All improvements are designed to be low impact, consistent with agricultural land use, and visually compatible with the surrounding district.

Business Operations

The business operation is North Winds Rescue, a nonprofit equine rescue. Our activities include:

Intake, quarantine, rehabilitation, and adoption of rescue horses

Educational programs for children, families, and volunteers

North Winds Healing is a Therapeutic and connection based opportunities for veterans and first responders. Individual sessions and Group sessions of no more than five participants.

Small, scheduled community events such as “Read to the Rescue,” (5 participants maximum) “Homeschool Days,” (20 participants maximum) are our group programs which don’t exceed 20 participants. All programs are conducted by appointment or scheduled sessions, keeping traffic and noise minimal.

The proposed conditional use is not expected to generate significant noise, odors, dust, soot, runoff, or pollution. Management and consideration already in place. Normal farm-related sounds associated with horses such as movement within pastures or routine care are minimal and occur during daytime hours. No amplified sound systems or loud equipment are used.

Odors are limited to typical manure associated with small scale horse care (no more than 6 horses per zoning rules). Manure is managed through daily cleaning of paddocks and barns, with composted material stored away from property lines. To further minimize accumulation, we give away composted manure to community members for free garden fertilizer, which significantly reduces the size of our manure pile and helps prevent odor or pest issues.

Dust is minimal due to maintained pastures, controlled traffic, and gravel driveways. Any future riding or activity areas will use appropriate footing and watering methods to reduce dust.

Runoff follows existing natural drainage patterns, and the placement of paddocks and structures avoids water concentration issues. No chemicals or hazardous materials are used in daily operations.

With these practices, North Winds Rescue ensures that any environmental impacts remain minimal and well within typical agricultural standards.

Materials stored outside are limited to those typical of small scale equine operations, including hay, water tanks, fencing materials, and horse care supplies. All items are neatly maintained and stored in designated areas to minimize visual impact.

Outdoor activities include standard horse related operations such as feeding, turnout, grooming, training, and pasture maintenance. These activities take place within fenced pastures, paddocks, or riding/working areas and do not involve any industrial processing or high-impact operations. All outdoor work is conducted in a safe, orderly manner consistent with agricultural use.

The property currently uses a porta-potty, which is serviced on a regular schedule to ensure proper sanitation. No additional sanitary facilities are proposed, as they are not allowed according to our zoning permit.

For livestock, manure is managed through daily cleaning of stalls, paddocks, and high-traffic areas. Manure is composted in a designated storage area located away from property lines and waterways to prevent odor, runoff, and contamination. To minimize accumulation, composted manure is regularly given away to community members for use as free garden fertilizer, significantly reducing storage volume.

All manure management practices follow accepted agricultural standards and are designed to protect soil, water quality, and neighboring properties.

Daily traffic associated with North Winds Rescue is minimal and primarily consists of personal vehicles of volunteers, visitors, and occasional service providers such as veterinarians or farriers. Vehicle types are standard passenger vehicles, trucks, and small trailers used for horse transport. No heavy commercial trucks or high volume traffic is anticipated.

The property has a gravel driveway that provides safe access from the public road, and no new intersections or road improvements are needed. Traffic is managed by scheduled appointments and small group activities, ensuring that vehicle movement is orderly and does not impact neighboring properties or local roads.

Existing outdoor lighting on the property is limited to low level security lights near the barn and residence, which are used only as needed and already existing. Any proposed lighting for new facilities, such as the enclosed arena, will be directed downward and shielded to minimize glare and prevent light spill onto neighboring properties.

Lighting is designed to provide safety for staff, volunteers, and visitors without creating unnecessary nighttime illumination.

North Winds Rescue currently has a single identification sign located near the driveway entrance. The sign is modest in size, constructed of wood and weather resistant paint, and designed to be consistent with the county's sign ordinance.

No additional signage is proposed at this time. The existing sign is intended for identification purposes only, is placed to avoid visual clutter, and does not create any light or traffic hazards.

The property is currently used as a residential homestead and small scale equine rescue. Operations include housing and rehabilitating rescue horses, daily care and maintenance of pastures and barns, and small, scheduled educational or volunteer programs.

The educational programs offered on site provide opportunities for children, families, and community members to learn about horse care, responsible animal stewardship, and the human-animal connection. Programs include:

“Read to the Rescue” sessions for youth literacy and interaction with horses

Homeschool days focused on hands-on learning about equine care, biology, and farm management

Volunteer opportunities that teach participants how to safely handle, groom, and care for horses

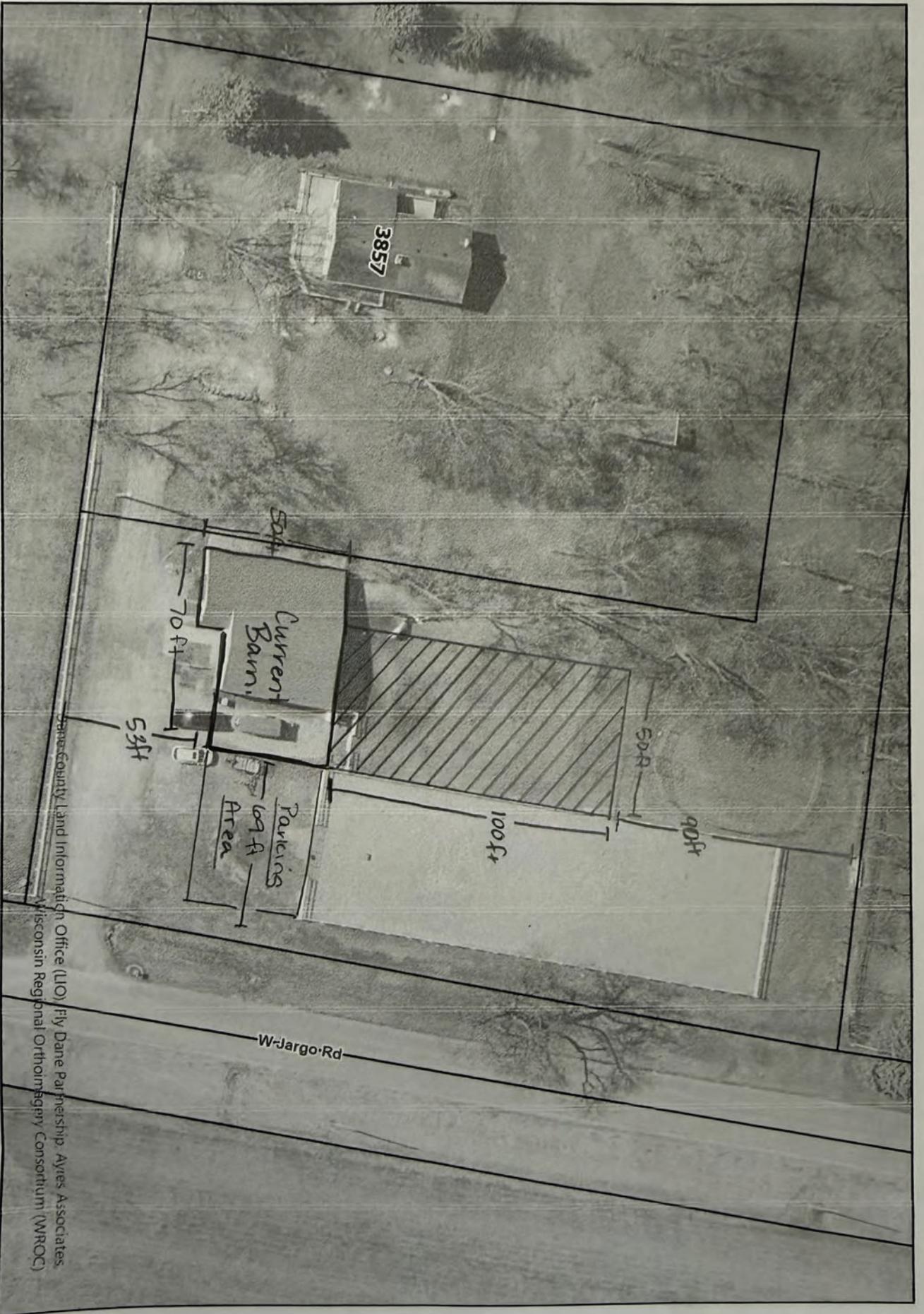
Veteran and first responder programs that use structured equine interactions to support mental health, healing, and personal growth

All educational activities are conducted by appointment or scheduled sessions, ensuring minimal traffic, noise, and disruption to the surrounding neighborhood.

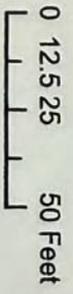
The property is maintained to support safe, low impact programming while providing a welcoming, learning focused environment.

These activities are consistent with the current residential and agricultural use of the land and do not significantly change the character or intensity of the property. Aside from the addition of an indoor arena, no substantial changes to existing use are proposed. Our activities take place mostly during daytime hours, create minimal traffic, and help preserve the quiet, rural character of the area. Approval of this conditional use will allow us to support and serve the community in a way that is respectful of our neighbors and consistent with local zoning.

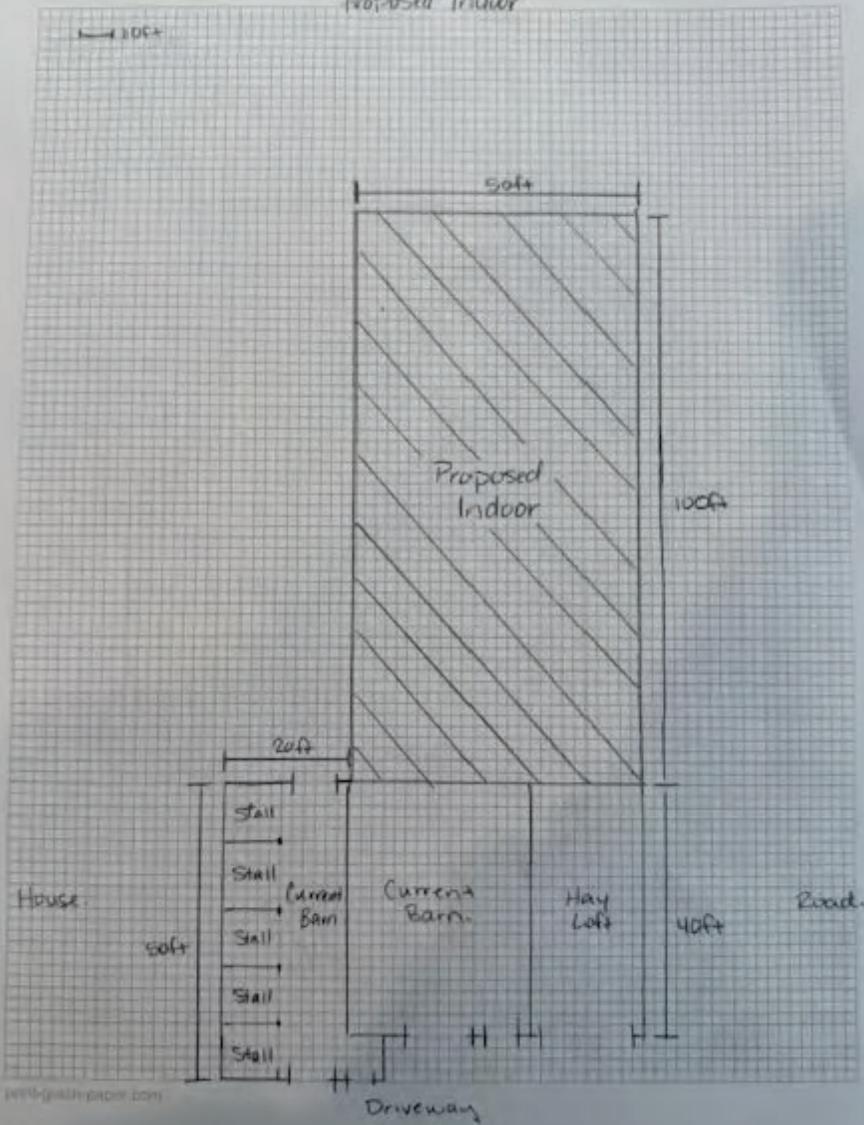
SITE PLAN, 3857 W JARGO RD



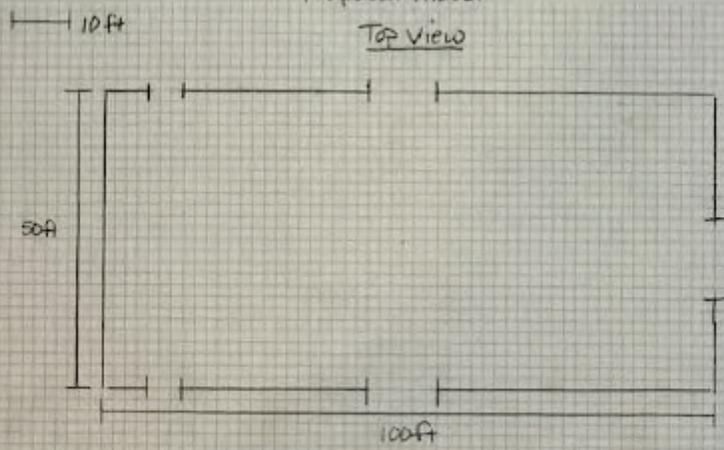
Wisconsin Regional Orthomagnery Consortium (WROC)
Fly Dane Partnership Ayres Associates
Information Office (LIO)



Proposed Indoor



Proposed Indoor
Top View



Side Views

