



Exhibit B to Conditional Use Permit Application

Written Statement of Intent And Operations Plan

Heartland Farm Sanctuary (Applicant) is a non-profit organization with a mission to inspire compassion for all beings. Heartland runs a safe, inclusive space for rescued farm animals and provides humane education and therapeutic programming to residents of Dane County community and beyond.

Heartland's three levels of sanctuary programming are as follows:

- **Farm Animal Rescue and Care:** Heartland provides lifetime care for injured and abused farm animals. This is their lifetime sanctuary, and that is the organization's promise to them.
- **Humane Education:** Through Heartland's humane education camps, field trips and enrichment clubs, students of all ages learn to foster compassion and respect for all beings. Heartland programs teach children empathy and acceptance of others.
- **Experiential Therapy:** Heartland provides experiential therapy programs for people seeking support on their journey to health and well-being with a focus on inclusion and integration. Heartland ensures that therapy participants graduate as Heartland campers, volunteers or active members of our community.

1) Proposed Conditional Use *(Describe in detail the proposed conditional use. Provide the specific location of the use, type of equipment use, planned property improvements, including description/size of existing proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.)*

Heartland proposes to use the property in question for the following activities:

Humane Education Activities: Daily educational programming (via camps, clubs, classes, field trips) related to caring for farm animals, learning barn chores, caring for the environment and also each other.

Experiential Therapy Activities: Heartland's individual and small group programs will use expressive tools and activities such as animal care, arts and crafts, music, and guided imagery to address the individual or group needs and goals.

Supervision Activities: On-site living quarters allowing for overnight supervision, when necessary, of premises and farm animals.

Fundraising Activities: Occasional fundraising activities on site to support the core Heartland programs including weekly educational public tours of the sanctuary on weekends.

Support Activities: On-site administrative functions including office space, educational programming classrooms, therapeutic office space, laundry room, food preparation areas, welcoming/ reception center with merchandise, snacks and non alcoholic beverages possibly for sale, and similar functions and spaces at the property for support of Educational Activities, Therapeutic Activities and Fundraising Activities.

*Applicant/Heartland understands that these activities would be considered "Agricultural entertainment activities more than 10 days per year" "Farm related exhibitions, sales or events, over 10 days/year" and/or "Incidental sale of non-alcoholic beverages and snacks" under the FP-35 zoning.

In addition, Heartland will have the following Activity:

Farm Shelter Activities: Heartland will use the property for agricultural use in the day to day chores and activities required to care for farm animals. These activities are already reasonable and appropriate for FP-35 zoning).

To further explain the above stated uses, the Humane Educational and Experiential Therapeutic Activities will include improvements to the existing restored barn to allow for accessibility, to facilitate educational programming, and modernization of the space to efficiently provide inclusive services to the community. The Supportive Activities will include either renovations of existing buildings or may construction of a new building upon the property to house the areas or permit the functions above. Any such activities will be in support of, or ancillary to, the provision of educational programming, therapeutic services and other farm animal care/educational activities.

The Supervision Activities will be limited to overnight quarters for the person (and family) providing such services. The overnight quarters will have occupancy rules, such that an employee may occupy the quarters with a spouse, significant other, and otherwise entertain houseguests while abiding to all ordinances and regulations.

To facilitate these activities, Heartland/Applicant proposes to have a permanently dedicated parking area sufficient to provide for 50 parking stalls. To handle overflow parking during pick up and drop off times for the Humane Educational or Therapeutic Activities or temporary additional parking for Fundraising Activities, Heartland will reserve empty space adjacent to the permanent parking that would have capacity for an additional 75 parking spaces on a temporary basis.

2) Hours of Operation: *(List the proposed days and hours of operation.)*

Humane Education Activities: Programming would typically be daily recurring activities, mainly educational classes, programs, clubs, nature walks, field trip visits - with likely more volume in the late spring, summer and fall. Summer programming may include traditional 'day camp' activities. And weekends may include public an/or private tour visitors. The hours of operation of the Humane Education Activities would typically commence no earlier than 7:00 am and end no later than 8:00 p.m. Monday through Sunday.

Experiential Therapy Activities: Programming would typically be individual or group therapy sessions. Hours of operation would typically commence no earlier than 7:00 a.m. and end no later than 8:00 p.m.

Supervision Activities: Supervisory activities would occur 24 hours per day, 7 days a week. A Heartland employee would reside on the premises to be immediately available to address any concerns at the property, including any emergencies with farm animals or otherwise.

Fundraising Activities: Fundraising activities would occur, at a maximum of 24 times per year. Of these events, approximately 5 to 7 events per year would be "large events; with respect to the number of 'customers'. Fundraising activities would typically commence no earlier than 8:00 a.m. and end no later than 10:00 p.m. Employees and volunteers providing services to Heartland for such activities may arrive at the property or remain at the property before or after such hours as may be necessary to prepare for an clean up after and Fundraising Activities.

Support Activities: Any Support Activities would occur during the regular hours of the Humane Education Activities, Therapeutic Activities and Fundraising Activities, as applicable.

3) Number of Employees *(List the number of employees, including both full-time equivalents and maximum number or personnel to be on the premises at any time.)*

Humane Education Activities: Heartland/Applicant anticipates having 4 regular employees to oversee the Humane Education Activities. Of the 4 year- round employees, Applicant anticipates 3 to be full time. Depending on the size of the program, particularly in summer when programming is in full swing and/or day camps are taking place, Heartland may have up to 5 additional employees and 10 volunteers to assist with programs.

Experiential Therapy Activities: Heartland/Applicant anticipates having 4 regular employees to oversee/provide therapeutic services via the Therapeutic Activities. Of the 4 year-round employees, Applicant anticipates 2 to 3 to be full time.

Supervision Activities: The employees involved in the Humane Educational Activities, Therapeutic Activities, and Support Activities would assist with Supervision Activities during the regular hours of operation. After such hours, a Heartland employee (or a stand-in employee in the event of an emergency, sickness or vacation of such employee) will undertake the Supervision Activities. This caretaker would be a full-time employee

Fundraising Activities: Heartland/Applicant anticipates that the number of regular employees assigned with Fundraising Activities would be 3. Of the 3 year-round employees, Applicant anticipates 1 to be full time. Heartland may have up to 20 volunteers to assist with the Fundraising Activities.

Support Activities: Heartland/Applicant anticipates that the number of regular employees assigned with Support Activities would be 4 full time employees.

Farm Animal Shelter Activities: Heartland/Applicant anticipates that the number of regular employees providing care to the farm animals will be 15 total with approximately 5 staff there daily. Of the 15 year-round employees, Applicant anticipates 3 to be full time.

The maximum number of both part time and full time personnel anticipated to be on the premises at any given time is 30 (Only for occasional staff meetings). Outside of staff meetings the max number is anticipated to be 20.

4) Anticipated disturbances *(List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.)*

Humane Education Activities: Applicant does not anticipate noise, odors, dust, soot, runoff or pollution associated with the conditional use with the exception of the occasional laughs of happy children.

Experiential Therapy Activities: Applicant does not anticipate noise, odors, dust, soot, runoff or pollution associated with the conditional use with the exception of the occasional laughs of happy children.

Supervision Activities: Applicant does not anticipate noise, odors, dust, soot, runoff or pollution associated with the conditional use.

Fundraising Activities: Regarding noise: Applicant may have a loudspeaker installed in case of an emergency to communicate effectively with attendees of an event, but will not play loud music, regularly communicate with employees, visitors or students through the use of such medium.

5) Materials *(Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.)*

Humane Education Activities: Applicant doesn't anticipate any materials stored outside relating to Humane Education Activities. Most of the Humane Education Activities will occur outside of an enclosed building, weather permitting. Activities could include nature walks, traditional 'day camp' activities, visiting and caring for farm animals and outdoor activities of a similar nature.

Experiential Therapy Activities: Most of the Experiential Therapy Activities will occur outside of an enclosed building weather permitting. These outside sessions may include journal writing, arts and crafts, barn chores, and visits with and caring for farm animals and outdoor activities of a similar nature.

Supervision Activities: Applicant doesn't anticipate any materials stored relating to Supervision. And Supervision Activities will happen both inside the enclosed building and outside

Fundraising Activities: During Fundraising Activities, temporary store of equipment necessary to support the Fundraising Event. Most Fundraising Activities will happen both inside an enclosed building and outside if the weather permits. Events may include nature walks, animal visits in the pasture, picnics, and similar outdoor activities showcasing the property, farm animals and programming.

Support Activities: Applicant doesn't anticipate any materials stored relating to Support Activities. No Support Activities would be held outside.

6) Construction *(For proposals involving construction of new facilities and/or infrastructure, describe, as applicable any measures begin taken to ensure compliance with country stormwater and erosion control standards under Chapter 11 or Chapter 14, Dane County Code)*

This Conditional Use Permit for 'Agricultural entertainment, 10 days/year or more' does not involve any proposed new construction at this time. Applicant does anticipate ensuring certain outbuildings comply with ADA requirements. If such infrastructure construction is required, Applicant will work with town and county ordinances and comply with Dane County Code standards.

7) Existing or proposed sanitary facilities *(List and describe any existing or proposed sanitary facilities including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For use involving domestic pets or livestock, list and describe measures taken to address manure storage or management).*

Property currently has adequate private well and septic systems on-site.

Farm Shelter Activities (approved in FP-35): Heartland staff will muck all places animals reside (including the pasture) daily and maintain a manure pile. Manure will be well maintained and restricted to a designated area and spread on pasture two to four times a year via a pasture rotation system and farm machinery. Applicant intends to comply with all regulations and ordinances surrounding manure storage and management.

8) Trash removal *(List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.)*

Applicant will have sufficient garbage and recycling containers to handle waste and recyclable material produced in connection with regular activities at the property. Applicant will contract with a regular waste disposal contractor to regularly dispose of the waste and recyclable materials. During some Fundraising Activities and Humane Education Activities, Applicant may have additional waste receptacles at the property and contract for single event waste management to handle larger volumes of waste and recyclable materials.

9) Anticipated traffic *(Describe any anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.)*

Applicant anticipates daily traffic from approximately 10-15 staff members throughout the day.
Applicant anticipates daily traffic from approximately 5-8 volunteers members throughout the day.
Applicant anticipates daily traffic from approximately 10-15 parents/guardians for drop off/pick up during Humane Education and Therapeutic programming throughout the day. During summer when programming is in full swing and/or day camps are taking place, Applicant anticipates up to 25 parents/guardians entering the property for drop off and pick up.

Applicant is actively applying for driveway access off adjacent road (Ramsey Road).

10) Hazardous materials *(Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety and pollution prevention measures.)*

Applicant anticipates minimal use of toxic materials for occasional rodent control. Applicant also anticipates the storage of 5 to 10 gallons of gas and diesel fuel cans for a mower and tractor. All will be safely stored and in compliance with safety standards and regulations.

11) Outdoor lighting *(Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties.)*

Regular outdoor lighting will be limited to outdoor lighting necessary for the safety and wellbeing of the farm animals, employee caretaker, Humane Education students, Experiential Therapy participants, staff and volunteers. During Fundraising Activities that may go beyond daylight hours, minimal outdoor lighting for the safety of attendees may be implemented. Applicant will use dark sky approved lighting when feasible. Applicant will comply with all requirements, ordinances and regulations surrounding outdoor lighting.

12) Proposed signage: *(Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.)*

Applicant intends to install an above ground permanent sign, meeting applicable zoning requirements for signage, at the entry of the property. Applicant may install de-minimis signage on all out buildings, or along certain parts of the property to direct volunteers, attendees, students and therapy participants to correct buildings or areas on the property.

13) Current use of property *(Briefly describe the current use(s) of the property on which the conditional use is proposed.)*

Current owners use property for residential purposes and also run a private security/electronics business out of the outbuildings. They have service vehicles and employees on site for their day to day operations.

14) Current use of surrounding properties *(Briefly describe the current uses of surrounding properties in the neighborhood.)*

The current uses of the surrounding properties include a residence, a commercial dog kennel, and a commercial quarry.