



**Village of McFarland Comprehensive Plan
Priorities Exercise Results—Public Utilities Committee
May 17, 2016**

1. WHAT IS YOUR VISION FOR THE FUTURE OF MCFARLAND? In answering this question, you might think about, what McFarland in the year 2035 looks and feels like, how the community functions, what McFarland’s best future features are, and how the community inspires residents, land owners and businesses to improve their lives.

The consultant also read the vision statement from the 2006 Comprehensive Plan, which was as follows: “The Plan is formed around a vision of a community expanding east into well-planned neighborhoods thoughtfully linked and integrated by streets, sidewalks, bike routes, parks and open space corridors. A community with a downtown that is revitalized and re-shaped with civic, commercial and office development. A community that is aggressively approaching economic development opportunities through infill projects, re-development projects and new projects that reflect McFarland’s ‘small town’ character. A community that is maintaining its reputation for quality schools, state-of-the-art community facilities, and safe neighborhoods.”

COMMITTEE MEMBER RESPONSES:

- Previous vision statement still holds true.
- Would like to see better transportation within the village and back and forth into Madison. Trail is a good addition, but not everyone can walk/bike that far.
- Retiree member wants to downsize, but opportunities for this in McFarland are limited. Relatedly, enhance senior living options in the village.
- Need more “affordable” starter housing/lot prices. Same member’s child could not afford to build in McFarland.
- Economics are challenging for new housing development; proximity to Madison is driving up home prices.

2. WHAT INITIATIVES SHOULD THE VILLAGE PRIORITIZE OVER THE NEXT 5-10 YEARS?

COMMITTEE MEMBER RESPONSES:

- Sanitary sewer is a limit for growth in McFarland, and service area is confined by lakes, Madison's boundary, and wetlands. Lift Station #2 has about 300 new houses of capacity left. Will need to increase sizes of sewage lift pumps, and consider other expensive upgrades such as interceptors to serve east side growth area.
- Make a plan/policy ASAP (consider including in comprehensive plan) regarding financing options for utility system upgrades. Financing can be dealt with in many ways, including some type of "Lift Station #2 replacement fund", impact fees on new development, and/or spreading costs through the whole community. Some concern that high impact fees may be "anti-development," and whether existing residents should have to pay for utilities to serve new developments (but growth benefits all).
- Improved stormwater management along Lake Waubesa; acquiring a property along the Lake may be able to assist with this.

3. WHAT INITIATIVES DOES YOUR GROUP OR ORGANIZATION HAVE FOR THE NEXT 1, 5, OR 10 YEARS? How can these initiatives be advanced or coordinated through the Village and its updated Comprehensive Plan?

COMMITTEE MEMBER RESPONSES:

- Phosphate extraction from stormwater will be included in next year's proposed budget. A model will be created this year. Participating in the MMSD adaptive management effort will keep Lake Waubesa cleaner, making the Lake something McFarland can show off. The required 5-year commitment to this effort will an order of magnitude cheaper than building new facilities to deal with issue.
- Copper and lead testing occurs every couple of years for a section of the Village.
- Just finished Inflow and Infiltration study of sanitary sewer lines. Sewer lines are being cleaned now, will camera inspect next.
- Program encouraging low-flow residential fixtures would extend life of mains and lift stations.
- Question as to whether the Village establishing its own sanitary treatment facility, or partnering with some place like Stoughton, is possible or desirable. Response is that DNR may not allow this and/or it may be cost-prohibitive.