

Land Use, Community Character and Public Facilities

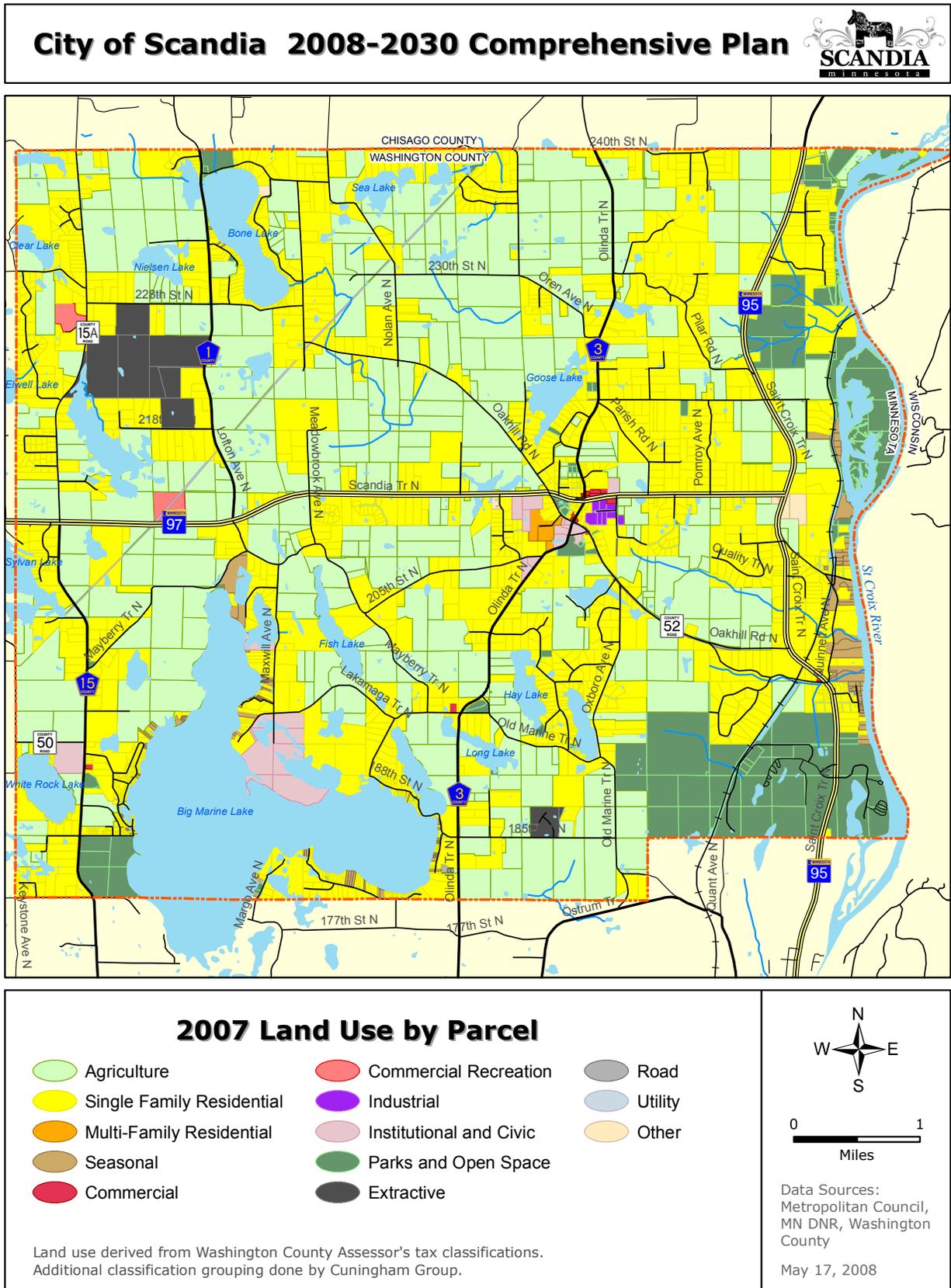
The 1998 Scandia Comprehensive Plan described land use in Scandia as a mixture of agricultural activity and scattered large lot residential development. In the past decade the balance has shifted toward additional residential development, although agriculture still remains an important part of the landscape. Land use and community character, sometimes called “sense of place,” are closely linked – when residents are asked what they value about Scandia they mention features such as tree-lined rural roads, the historic village center, few lights allowing people to see the stars at night, and expansive views across farm fields, lakeshores and the river valley. This section describes both the City’s current land use pattern and the elements that make up this community character, as well as the City’s current zoning and its public facilities.

Current Land Use

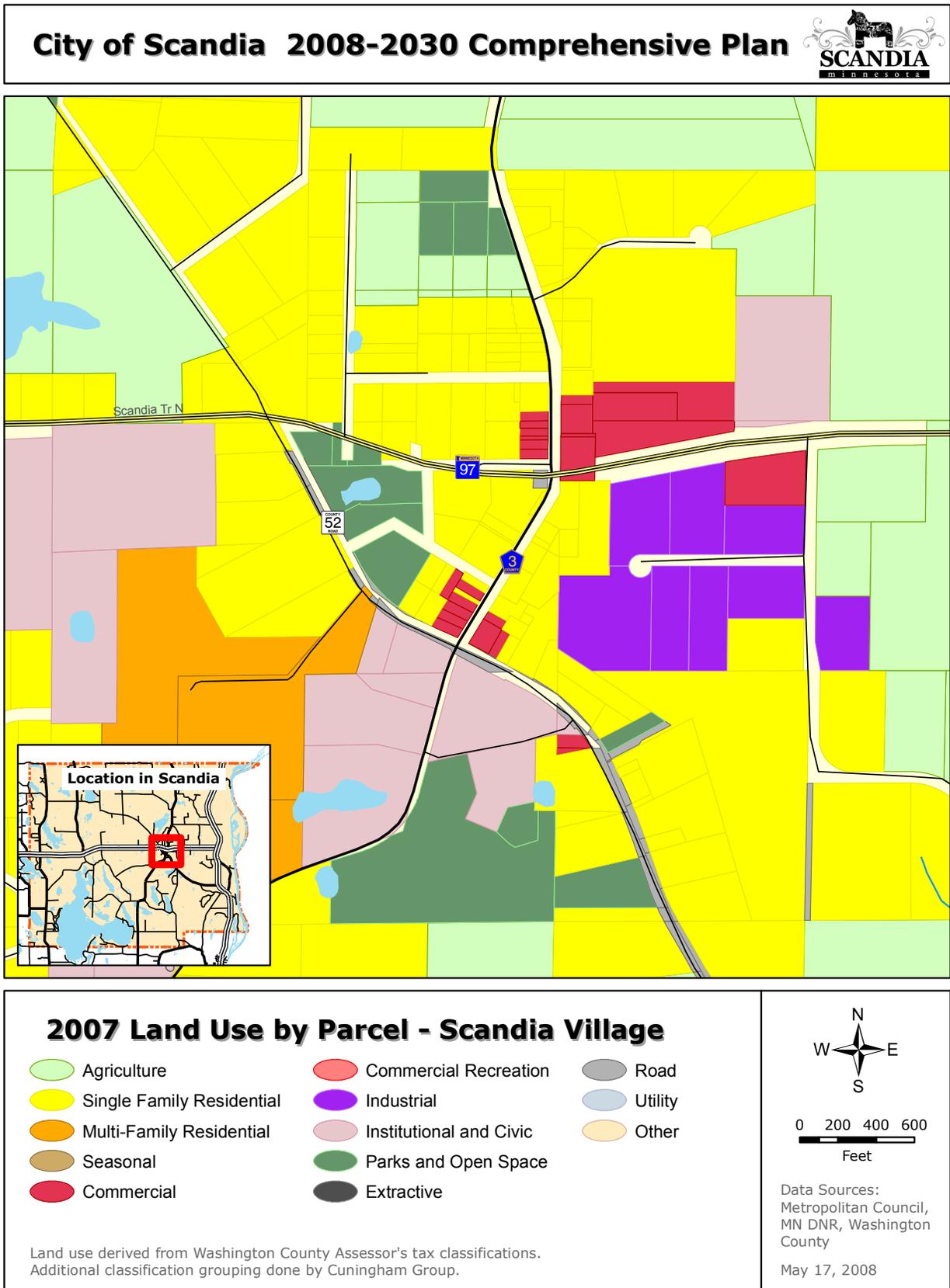
Current land uses are described below and shown in Map 13 - *2007 Land Use by Parcel* and Map 14 - *2007 Land Use by Parcel, Scandia Village*. These maps were created through analysis and interpretation of Washington County property tax codes, which are not consistent with typical land use categories, resulting in some ambiguity in the classifications. The number of parcels, and total acreage for each land use category is summarized in Table 18 - *Current land use, 2007*. This table also shows the percent of total acres in Scandia for each land use category. The land use categories include:

- **Agriculture:** This broad category encompasses both agricultural activities and forestry, as well as other private land not classified as “developed.” Agriculture in Scandia includes traditional row crops and animal agriculture (beef and dairy cattle), plus a variety of more specialized operations, including goat dairying, pick-your-own berries, hydroponic agriculture, nurseries and truck (produce) farming. (Many lots classified as residential may also include horses or other small-scale animal husbandry.) The Agriculture category still occupies the largest percentage – 39% – of the City’s land area. The largest farms tend to be concentrated north of Scandia Trail/Highway 97 and along the City’s southern boundary east of Olinda Trail.
- **Single-Family Residential:** Land classified as single-family residential encompasses 8,980 acres or 36% of the City’s area. (Although single-family detached housing is by far the predominant housing type in the City, it is likely that this category includes some parcels with more than one residential unit or with accessory apartments in larger homes.) Lot sizes range from as small as 8,000 square feet in the village center to 40 acres or more; some residential parcels are equivalent in size to agricultural ones. Lot area for new development is regulated by the City’s zoning ordinance, discussed below.
- **Multi-Family Residential:** A very small fraction of the City’s housing is identified as multi-family (defined as two or more units in a single building). In 2000 the U.S. Census identified only about 42 multi-family units in New Scandia Township, out of a total of 1,389 housing units. The City’s only significant multi-family development is the Oakhill Cottages, 40 rental units in the village center, constructed by the Washington County Housing and Redevelopment Authority in the late 1980s.

Map 13 - 2007 Land Use by Parcel



Map 14 - 2007 Land Use by Parcel, Scandia Village



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- **Seasonal Residential:** Many shoreland residential properties around lakes or the St. Croix River were originally built as seasonal residences, and 168 parcels were still classified as “seasonal” in 2007. The majority of these are single-family detached homes, including some manufactured homes on individual lots.
- **Commercial:** Commercial land uses consist mainly of retail, service and office businesses in the village center and the Scandia Plaza center on Scandia Trail, a few businesses in the historic village of Copas (Abrahamson Nurseries), and several widely scattered rural businesses such as the Big Marine Store on Manning Trail. Some of the largest properties classified as “commercial” for tax purposes are listed below under “Commercial Recreation” and “Extractive.”
- **Commercial Recreation:** This category includes only two businesses on relatively large parcels in the northwest part of the City: the Eko Backen recreational area (snow-tubing hills, picnic facilities and outdoor water park) and the Ironwood golf range on Highway 97.
- **Industrial properties** are all located within the City’s business park east of the village center, and include primarily light manufacturing and warehouse/distribution uses, as well as a limited number of office and service uses.
- **Institutional and Civic:** This land use category includes most public, semi-public and private institutional uses that are not classified as parks or open space, such as churches, the elementary school, the Community Center and Fire Hall, the Gammelgarden Museum, and private camps.
- **Parks and Open Space:** This category includes City, County and State parks and other land owned by these units of government and protected for conservation purposes. Examples include floodplain and other riparian lands within the St. Croix National Scenic Riverway, the Rustrum Wildlife Management Area and the Fall Creek Scientific and Natural Area.
- **Extractive Uses:** This category includes the City’s three active sand and gravel mining operations in two areas of the City. These land uses are sometimes classified as “industrial” but are distinguished here because of their more rural locations.
- **Road and Utility Uses:** These categories include small areas of land within road, railroad or utility rights-of-way and other uses such as stormwater basins.
- **Other:** This category indicates currently vacant or inactive commercial or industrial uses (for example, around the intersection of Highways 97 and 95).
- **Water and Wetlands:** A final category is that of open water: lakes, streams and ponds, which occupy about 12% of the City’s land area. About 2,800 acres, or 11.5% of the City’s area, are classified as wetland.

Table 18 – Current land use, 2007

Land Use	Parcels	Acreage	Percentage
Agriculture	443	9,657.3	39.1%
Single-Family Residential	2,067	8,979.8	36.4%
Multi-Family Residential	3	30.1	0.1%
Seasonal	168	215.1	0.9%
Commercial	30	19.4	0.1%
Commercial Recreation	3	62.5	0.3%
Industrial	8	24.1	0.1%
Extractive	11	410.8	1.7%
Institutional and Civic	25	300.2	1.2%
Parks and Open Space	233	1,858.7	7.5%
Road	85	49.9	0.2%
Utility	15	26.4	0.1%
Other	12	41.4	0.2%
Open Water*	n/a	3,027.5	12.3%
Total Acreage		24,703.2	100.0%

**Note: portions of properties under water have been deducted from land use totals*

Source: Washington County Assessor; CR Planning

Land Use Change Since 1998

The 1998 New Scandia Comprehensive Plan also analyzed land use as of 1996. These are compared with the 2007 land use pattern in Table 19 - *Land use acreage and percentages*. Different categories were used in 1996, but it is apparent that the percentage devoted to all residential categories has increased from about 25% to over 37%, while acreage in agriculture has decreased. (The 1996 “agriculture/natural area” category is not directly comparable to the 2007 “agriculture” category.)

Table 19 – Land use acreage and percentages, 1996 and 2007

1996 Land Use			2007 Land Use		
Use	Acres	% of Total	Use	Acres	% of Total
Agricultural/Natural Areas	11,813	47.1	Agriculture	9,657	39.1
Residential	6,208	24.8	Residential	9225.0	37.3
Business & Mining	355	1.4	Commercial, Comm. Rec. Industrial & Extractive	434.9	1.8
Public/Semi-Public	1,888	7.5	Institutional & Civic, Parks & Opens Space	2158.9	8.7
Lakes	2,746	11.0	Open Water	3,027.5	12.3
Wetlands	991	4.0	n/a		
Rights-of-Way	1,055	4.2	Roads, Utilities	76.3	0.3
Total Area	25,056	100.0	Total Area	24,703	100.0

Source: Washington County Assessor; CR Planning

Note: discrepancies in total area and in calculated water bodies and rights-of-way are due to differences in methodology and mapping technology.

Current Zoning

Scandia's current zoning ordinance is the same code that was adopted by the Township in June, 1999, with some revisions including revisions to the Shoreland Ordinance, Floodplain Ordinance, and updates to the Open Space Conservation Development provisions. As regulated by State law, townships are authorized to adopt and enforce their own zoning ordinances, provided that the regulations conform to or are more restrictive than County zoning regulations. Scandia's ordinance is therefore similar in many respects to that of Washington County, adopted in 1997.

The City is divided into six zoning districts, as follows. There are three types of allowed use in each district: primary (permitted), allowed with a Certificate of Compliance, or allowed under a Conditional Use Permit. Additional regulations also apply to specific types of development.

- **AP, Agricultural Preserves.** This district applies only to those parcels of land that have been restricted under the Agricultural Preserves Program (Statute 473H). This voluntary program for the seven-county metropolitan area allows landowners to place their properties under a restrictive covenant committing the property to agricultural use, in exchange for certain benefits. These include a special tax rate calculated based on agricultural value rather than market value, a property tax credit of at least \$1.50 per acre per year, protection of normal farm practice, and protection against special assessments for public improvement projects. Properties in the program must be designated by the local unit of government and zoned for a density of no more than one dwelling unit per 40 acres.
- **AG, Agricultural District.** This district is intended "to preserve land for interim agricultural uses and to preserve the rural character of the [City]." Maximum density within the AG District is 4 dwelling units per 40 acres (1 per 10). Lot sizes may be 2 to 4 acres in size, or 20 acres or more, a technique known as "lot averaging" with the intent of encouraging a variety of lot sizes.
- **SR, Semi-Rural District.** This district is intended to provide for rural low-density housing in areas that are not considered capable of supporting long-term agricultural activities. Maximum density is 8 dwelling units per 40 acres (1 per 5). Minimum lot size is 5 acres for conventional subdivision or 2 acres if lot averaging is used.
- **SFE, Single-Family Estate District.** The purpose of this district is to provide lots large enough to maintain a semi-rural setting but not large enough to support long-term agricultural activities. Maximum density is 16 units per 40 acres (1 per 2.5), with minimum lot sizes of 2.5 acres for conventional subdivision or 2 acres for lot averaging.
- **RB, Retail Business District.** This district is intended to provide for a mix of retail and commercial businesses. Uses are similar to those currently found in the village center, including government buildings, offices, retail sales and restaurants. Minimum lot size is 2.5 acres.
- **GB, General Business District.** This district is intended to provide for a mix of commercial and industrial businesses, generally not abutting major roadways. Minimum lot size is 2.5 acres.
- **FP, Floodplain Overlay District.** This district defines floodplain boundaries and allowed uses. This ordinance meets FEMA requirements for flood insurance.

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The zoning ordinance also includes special requirements for the Village Center as defined in the Comprehensive Plan. These include requirements for interconnected streets or dedicated trailways at the end of cul-de-sacs, protection of views, setbacks of garages to match buildings' front façades, sidewalks on at least one side of each street, decorative lighting, and underground utilities. In the current city code (2008) all Village Center development requires a conditional use permit.

There are three overlay districts within the City: the Floodplain District; the Shoreland Overlay District; and the Lower St. Croix River Bluffland Overlay District. The Floodplain District ordinance was adopted by the City in March 2008. The Minnesota Department of Natural Resources and the Federal Emergency Management Agency subsequently approved the Floodplain ordinance and notified the City that property owners in floodplain area may qualify for federal flood insurance. The City adopted Shoreland Management Regulations in December 2007, meeting Department of Natural Resources standards. The DNR classifies all water bodies in one of three classes, Natural Environment, Recreational Development and General Development. A minimum lot size of 2.5 acres and a minimum lot width of 150 feet is required on all riparian lots (the first tier of lots along the shoreline) on lakes classified as Recreational Development lakes and on Goose Lake. On all other lakes (classified as Natural Environment lakes) a minimum lot size of 5 acres for riparian lots and a minimum lot width of 300 feet is required. The ordinance also establishes setbacks from ordinary high water level and top of bluff, sets a maximum impervious coverage limit of 25%, and limits shoreland alterations such as cutting of vegetation. Vegetative buffers are required around all Natural Environment lakes, some types of wetlands, and stormwater ponds.

The St. Croix district regulates development within the St. Croix National Scenic Riverway, as mandated by the National Park Service. The ordinance references the standards of the Washington County Development Code along with the minimum density requirements of the AG District (4 units per 40 acres). Many of the district standards are similar to those of the Shoreland Overlay District, with some additional requirements; for example, the exterior color of new and renovated structures must be of "earth or summer vegetation tones, unless completely screened from the river."

Nestled among rolling hills and many beautiful lakes, Scandia actually is made up of a number of communities which lie within Scandia Township. The names of these communities are suggested by the various lakes: Goose Lake, Hay Lake, Bone (or Bonny) Lake, Fish Lake, Big Marine Lake, Sand Lake, Long Lake, Horseshoe Lake, Moody Lake, Halfbreed Lake (now known as Lake Sylvan). Other names recall settlements of long ago, though now they represent no more than clusters of homes: Prairie Hollow (also known as Panola) Vasa (now Copas), Otisville, and the St. Croix District.

Anna Engquist, *Scandia – Then and Now*. Washington County Historical Society, 1974 (reprinted 2006)

Community Character

The term "rural character" and the desire to maintain that character are frequently mentioned in comments at public meetings, responses to community surveys, and even in the statements of purpose in the City's zoning ordinance. Residents also mention how difficult it is to define "rural character," and suggest that it is often in the eye of the beholder. "Community character," the term used in this section, is a term that acknowledges the diversity of landscapes found in Scandia, from the heavily wooded St. Croix River valley to the central crossroads of the village center. This section attempts to define these distinctive landscapes within the City, referring to them as "character districts." A character district can be defined as a place, or a series of places within the City with distinctive natural, scenic, cultural or historical attributes. Character districts can be thought of as another 'layer' of land use; one that captures some of the qualities that residents value in their community.

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The approach to identifying character districts is based in part on a guidebook developed by the National Park Service to evaluate historic rural landscapes.¹ It uses a series of elements, as shown in Table 20 - *Elements to consider in assessing historic rural landscapes*.

Table 20 - Elements to consider in assessing historic rural landscapes - examples

Land Uses and Activities	fields, pastures, cemeteries, village centers
Patterns of Spatial Organization	property divisions, circulation patterns
Response to the Natural Environment	building siting, materials, orientation
Cultural Traditions	ethnic or religious institutions, craftsmanship, patterns of land division
Circulation Networks	paths, roads, streams, highways, waterways
Boundary Demarcations	fences, walls, hedgerows, ditches
Vegetation Related to Land Use	woodlots, orchards, groves, pastures, treelines
Buildings, Structures and Objects	residences, barns, outbuildings, bridges, monuments
Clusters	village centers, farmsteads, crossroads
Archeological Sites	road traces, ruins of foundations, landings, railroad grades
Small-scale Elements	foot bridges, road markers, gravestones, fence posts

The following character districts, shown on Map 15 - *Character Districts*, have been identified through fieldwork and discussions with the Comprehensive Plan Committee and with focus group and workshop participants. This is not a complete survey; descriptions are brief and further research is encouraged.

Historic Settlements:

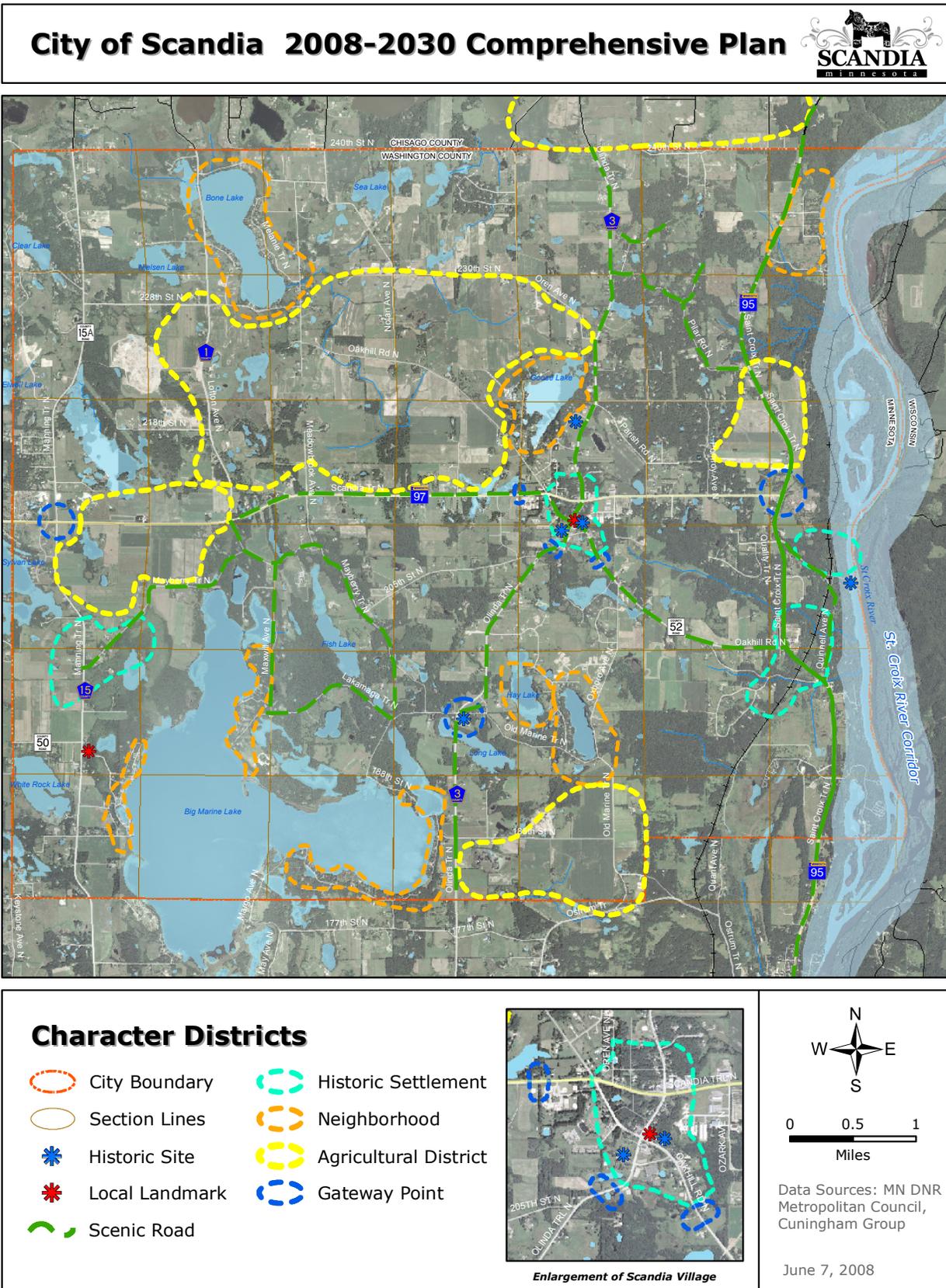
Current or former central places, including the Village Center and existing or former hamlets or crossroads settlements.



- Scandia Village Center:** The village center is literally and figuratively the heart of the community and its commercial, cultural and civic center. Its street pattern is characterized by triangles formed by converging major roads at a high point between valleys, interconnected by a grid of local streets. Local landmarks include historic commercial buildings, Elim Lutheran Church and cemetery, and the Gammelgarden Museum. Cultural and civic activities center on the same buildings, as well as the Community Center and park. The village center is architecturally diverse, with a variety of early 20th-century commercial building types, the barn-like museum and its outbuildings, and the Gothic Revival style of the church, built in 1931 after previous buildings were destroyed by fire. The formal gardens of the Elim cemetery offer an attractive site for community events. Sidewalks in some locations encourage pedestrian movement. Boundaries are defined by topography, views as one approaches the village, and the Elementary School property to the west.
- Copas:** Once a free-standing village centered on a Soo Line railroad depot (the railroad between the Twin Cities and Duluth), Copas is now a largely residential hamlet with a few commercial buildings (Abrahamson Nurseries) fronting Highway 95. The majority of the remaining buildings are located on a number of tree-lined residential streets that parallel the river.

¹*Guidelines for Evaluating and Documenting Rural Historic Landscapes.* National Register Bulletin 30, National Park Service.

Map 15 - Character Districts



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- **Former Hamlets and Historical Localities:** Otisville, Big Lake and Panola (a post office located just north of the City boundary) were all rural settlements of which few if any traces remain. The Log House Landing site near the former hamlet of Otisville, where Swedish immigrants disembarked from steamboats in the 1850s, remains as a water access site for boaters. The Big Lake School and Goose Lake School sites also remain as touchstones of Scandia's history.



Lake Settlements:

Residential clusters are found around many of Scandia's lakes, including:

- The north, west and southeast sides of Big Marine Lake
- Hay and Sand Lakes
- Bone Lake
- Goose Lake



Each of these clusters has its own character. The southeastern and western shorelines of Big Marine Lake is characterized by small lots and small seasonal cottages, many now converted to year-round residences. Most of the other lakeshore communities are characterized by larger houses on a single tier of residential lots. Several lakeshore communities have formed lake associations that work to improve water quality.

St. Croix River Community:



Residential clusters along the St. Croix, while geographically dispersed, can be characterized as a single community, ranging from the Cedar Cliff neighborhood at the northern end to Copas in the south. The steep and heavily wooded bluffs and hillsides have created a pattern of large lots and well-hidden homes. St. Croix National Scenic Riverway regulations (the overlay district mentioned above under Zoning) also require building profiles and colors that blend with their surroundings. Residents tend to identify with the entire river corridor rather than with the City. Public access to the river is limited to the Log House Landing and sites in William O'Brien State Park.



Agricultural Districts:

While agricultural properties are found throughout the City, several areas are dominated by larger farms and relatively uninterrupted agricultural activities. The largest of these areas extends throughout the north-central part of the City, mainly north of Scandia Trail/Highway 97, and south on the northwest side of Big Marine Lake. A smaller agricultural district, known as Rosengren Prairie, is located along the City's southern boundary between Big Marine Lake and William O'Brien State Park; another district is located on either side of St. Croix Trail/Highway 95 north of Highway 97.



Scenic Road Corridors:

Many of the City's roads offer scenic views, but a few have been identified as particularly attractive throughout their entire length. St. Croix Trail/Highway 95

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is a State Scenic Byway, and is characterized by its sweeping views of wooded hillsides, farmland, and glimpses of the river valley. The road networks to the north of Big Marine Lake, Pilar Road and Quinnell Avenue are narrow and heavily forested, providing a sense of enclosure and small-scale views of woods, wetlands, farmsteads and attractive residential properties. Other scenic roads may be identified through fieldwork.



Gateway Points:

Several places along the City's road networks offer a sense of arrival into the City as a whole or into the village center. The intersections of Highway 97 with Manning Avenue on the west and Highway 95 on the east are considered entry points to the City, and might be appropriate for gateway features (decorative signage, landscaping, etc.) Village entry points offer views into the village center or are marked by historic buildings such as the Hay Lake School.



Scenic Views:

The City is in the midst of an innovative project to identify and assess scenic views, using a methodology developed by the National Park Service. The Visual Quality Analysis (VQA) method was developed and used extensively for the Blue Ridge Parkway in North Carolina and Virginia, and is being adapted for use in more urban areas, including the Mississippi National River and Recreation Area in Minnesota. The method uses a citizen committee to identify and assess views based on several parameters:

- Vividness – to what extent does a view possess qualities such as expansiveness, framing, depth and variety?
- Intactness – how altered is the view from its original or “ideal” state?
- Uniqueness – how unique is the view within its locality or larger region?
- Duration – how long is one's experience of the view (depending on mode of transportation, etc.)



By conducting fieldwork and determining these assessments as a group, the Committee can produce more supportable results than those based on individual judgments. Global Positioning Systems and GIS can be used to pinpoint the locations of viewpoints. The result of the process may be the establishment of planning policies and strategies for scenic view protection as part of the Comprehensive Plan. The process can also be used to identify priority areas for conservation or protection of scenic elements and to educate and consult with landowners and developers on how to integrate scenic view protection into development plans.

Scandia's Comprehensive Plan Committee members participated in the National Park Service training on the VQA method in October 2007 and organized a task force of members to begin identifying views in Spring of 2008. Approximately 75 viewpoints throughout the City have been identified and mapped using GPS. The Committee is now undertaking the assessment process.

Community Facilities

Community facilities include both buildings and services that the City provides to its citizens and the general public.

Public Safety

The City of Scandia Fire Department is located in the recently constructed Fire Hall on Scandia Trail/Highway 97, which it shares with the Public Works Department. The City of Scandia Fire and Rescue has twenty-eight volunteers who respond to all medical emergencies: fourteen Emergency Medical Technicians and eight First Responders. On-site fire training occurs twenty-four days per year. Scandia provides police services through a contract with the Washington County Sheriff's Department.



Senior/Community Center

The Scandia Senior/Community Center was built in 1986 and has become an important part of community life. It is used by many groups and organizations. It contains the city office, City Council meeting chambers, a hall seating 220 for dinners, and a full service kitchen. The hall can be rented for private parties, weddings, and other occasions.

Solid Waste Management

Scandia is serviced by two refuse haulers. Forest Lake Sanitation, which uses the Washington County Resource Recovery Facility in Newport; and Waste Management which uses their own facility in Bruce, Wisconsin. Both companies provide for pick-up of recyclables.

Wastewater Treatment

Private On-site Septic Systems

Wastewater treatment for the residents of Scandia consists primarily of on-site septic systems. Washington County has record of 1,394 on-site septic systems within the City of Scandia. Responsibility for installation and maintenance of on-site septic systems lies with the owner of the property where the system is located. All systems must be installed and maintained to meet the standards for individual subsurface sewage treatment systems (ISTS) in *Minnesota Rules Chapter 7080*. The City has delegated responsibility for septic inspections to Washington County. Washington County Ordinance 128, Section 17.2, requires owner's of septic systems to have tanks pumped at least once every 3 years. Many lending institutions request inspections at the point of sale, and these inspections are recorded with the County. If Washington County becomes aware of non-compliant systems, the County requires replacement of those systems.

Public Wastewater Treatment Systems

In addition to on-site septic systems, there are three public wastewater treatment systems located in Scandia that serve multiple lots and structures. The operation, maintenance, and user charges for these public systems are governed by City of Scandia Ordinance No. 108.

Bliss Sewage Treatment Facility

The Bliss Sewage Treatment Facility's treatment area is located on the western side of Big Marine Lake, off of Manning Trail North as shown on Map 16 - *Big Marine Lake Area Wastewater Utilities*. The facility serves homes along Manning Trail North from the treatment area north to 191st Street North. Service continues east along 191st Street North to the homes along Langley Ave. North, Layton Ave. North, Lamar Ave. North, and 185th Street North. The facility currently serves 78 units and has the capacity to serve 12 additional units. It processes an annual average of 15,000 gallons per day, but has a permitted capacity of 19,800 gallons per day.

Anderson/Erikson Sewage Treatment Facility

The Anderson/Erikson Sewage Treatment Facility's treatment area is located on the eastern side of Big Marine Lake at the southern end of Norell Ave. North. The system serves the homes along Norrel Ave. North and those along 188th Street North to the intersection with Newgate Ave. North as shown on Map 16 - *Big Marine Lake Area Wastewater Utilities*. Approximately 37 homes are located in the service area. The system could accommodate the last two homes at the intersection of 188th and Newgate Ave., but any other additions would require additional studies to assess the system's capacity and possible expansion.

Village Wastewater Community Collector System

The Village Wastewater Community Collector System's treatment area is located on Olinda Trail North, southeast of the village as shown on Map 17 - *Village Area Wastewater and Drinking Water Utilities*. The system serves Elim Lutheran Church and the parsonage, the Scandia Café, the Scandia Store, the Scandia Veterinary Clinic, the Country Messenger, the bank building, Schmitt Mall, the Community and Senior Center, and the Gammelgarden. The system was expanded in 1999 for the Community Center and again in 2001 for the Gammelgarden. A 2005 study indicated that the system is operating at approximately 90% capacity. While the current system is an in-ground trench drainfield, future expansions will require the installation of a mound system. The City owns land suitable for future expansion.

Drinking Water and Fire Hall Water Services

As with waste water treatment, most residences and businesses in Scandia are served by on-site drinking water wells installed and maintained by the landowner. There are three community drinking water wells in the village area that serve multiple residences and businesses. In addition, there is a public well serving the Fire Department and Public Works building. The service areas and well locations are shown on Map 17 - *Village Area Wastewater and Drinking Water Utilities*, and briefly described below.

Minnesota Rules Chapter 4720 require the development of Wellhead Protection Plans (WHPP). Scandia Elementary has worked with the Minnesota Department of Health and completed Phase I of the WHPP. The City will eventually be required to complete WHPPs for all public water supply systems.

Hilltop Water Company

The Hilltop Water Company is a private water system that serves 21 homes and businesses in the village center. Its service area extends along Olinda Trail North from Highway 97 to Oakhill Road, and along Oakhill Road. The well was drilled in 1980.

Scandia Water Company

The Scandia Water Company is a private water system that serves 19 properties along Olinda Trail North to the north of Highway 97.

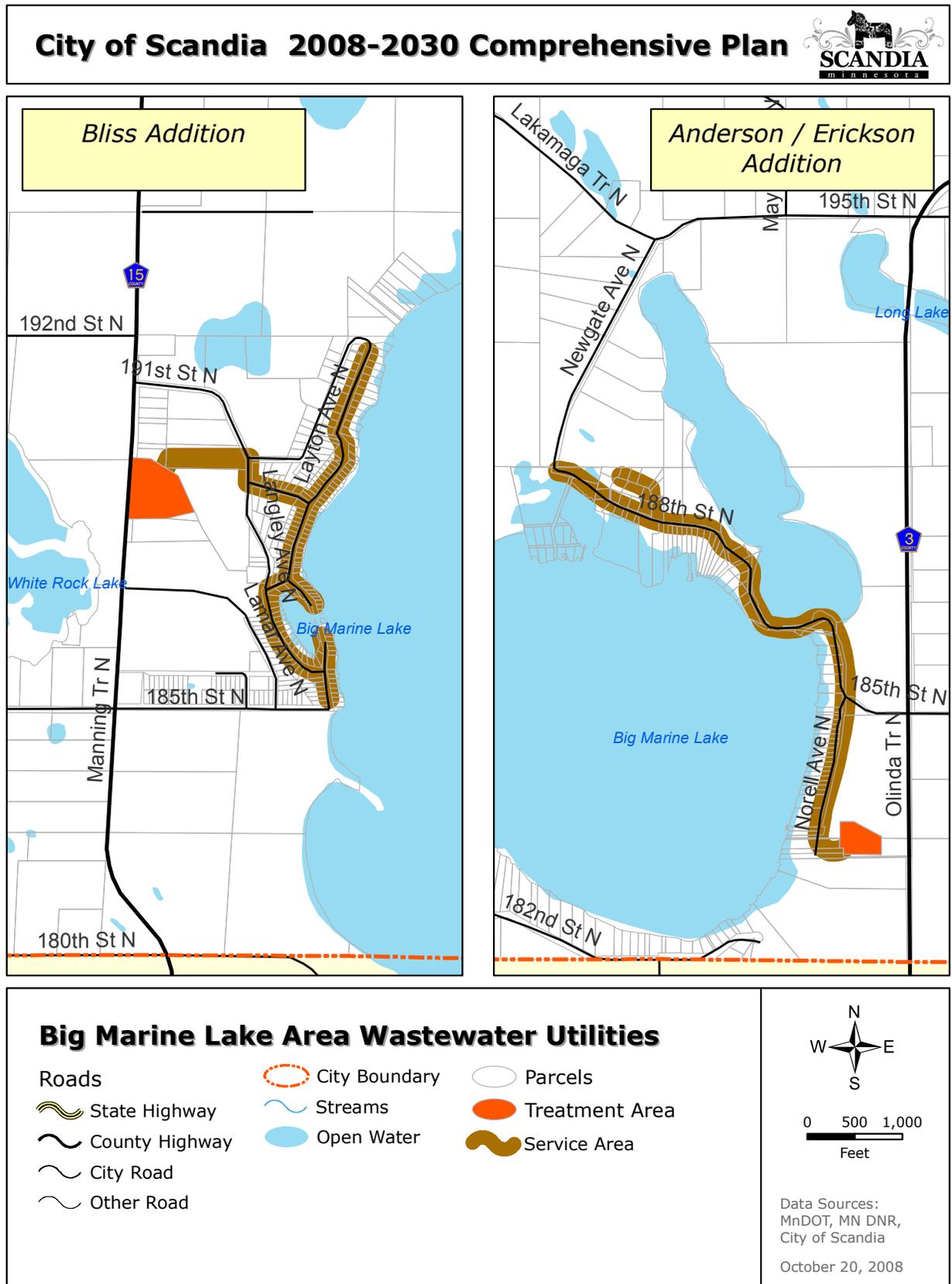
Uptown Well/Scandia Community Center Well

The Uptown Well is located at the Scandia Senior/Community Center, 14727 209th Street. North. The well was completed in June 1996, and is 463 ft. deep. It serves the Senior/Community Center and a number of properties within the village including Elim Church and parsonage, the Gammelgarden, and the ice rink warming house. Between August 2006 and July 2007, 720,370 gallons of water were pumped from the well.

New Scandia Fire Hall Well

The New Scandia Fire Hall Well is located to the north of Highway 97 at the intersection of Ozark Ave. North. The well was completed in May 2000, and is 790 ft. deep. The well serves the Fire Department and Public Works, which are both located in the Fire Hall.

Map 16 – Big Marine Lake Area Wastewater Utilities



Map 17 – Village Area Wastewater and Drinking Water Utilities

