



Welcome to Wabana Lake

We appreciate your time and
participation

Objectives

- Identify appropriate classification and valuation for this land
- Introduce unique and diverse aspects of:
 - Land and topography
 - Current and future use
- Demonstrate how the public good can be served by private/public partnerships

Goals

- Goal: Make the forest operation work where income stream small and time-frames long
- Goal: Provide conservation land for the public good, held by private owners
- Goal: Live up to the letter of Wetland Protection Act and stated goals of DNR, EPA, USDA, etc. re: protection of waters and natural lands

Public good

- Conservation of critical habitat
 - Fish
 - Wildlife
- Enhancement of old-growth timber resources
- Education / research uses
- Maintenance of unique water quality in the WCOLA through wetland & riparian conservation
- Restoration of historical vegetation
 - Diversification of County forest resources

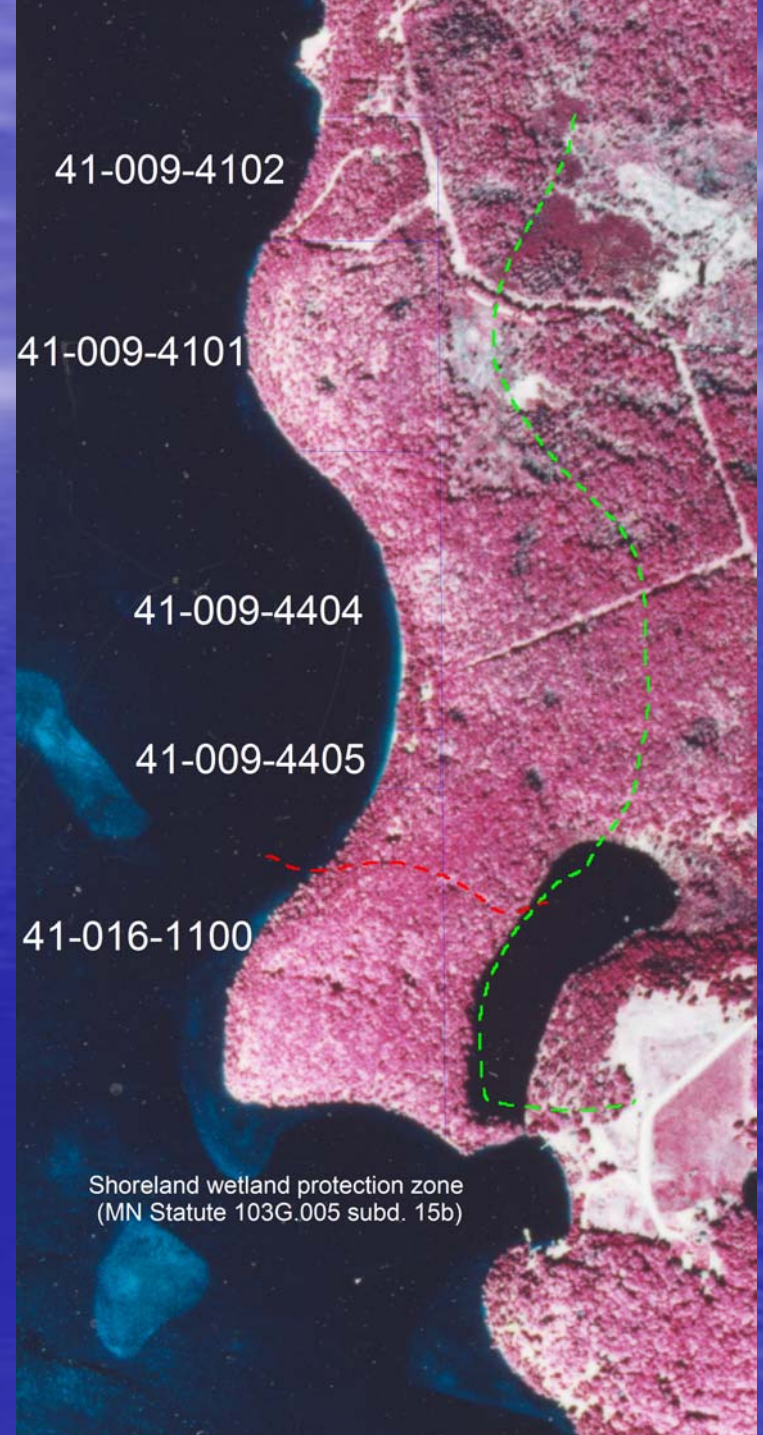
Challenge

- Changed classification and valuation interfere with stated goals and create hardship

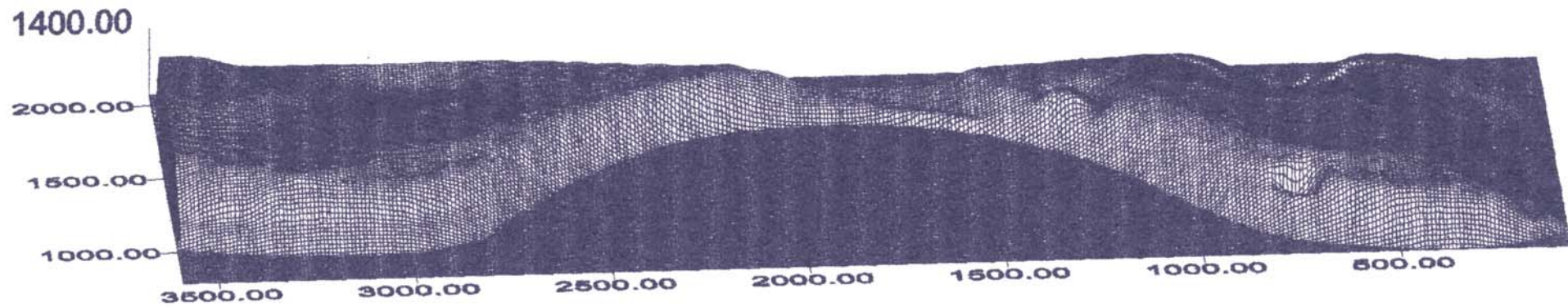
Wabana Lake Forest History

- ❑ Owned by family since 1906
- ❑ T.H. Simmons original owner
- ❑ Lot 1 wetland fringing maples sugared by Objibwa
- ❑ Northern lot 6 grazed; kept as conservation area
- ❑ Forest ownership transferred to Deborah Meader-1950
- ❑ Built house and utility structures 1956-58
- ❑ Owned jointly by William & Betsy Downing since 1980
- ❑ Formal forest management plan in 1981
- ❑ Ownership transferred to family trust in 1994
- ❑ Forest management plan updated 1998
- ❑ Bought back Mergler property in 2000
- ❑ Planned update of forest plan 2004-2005 (ideas from "Goods from the Woods")

Land Parcels

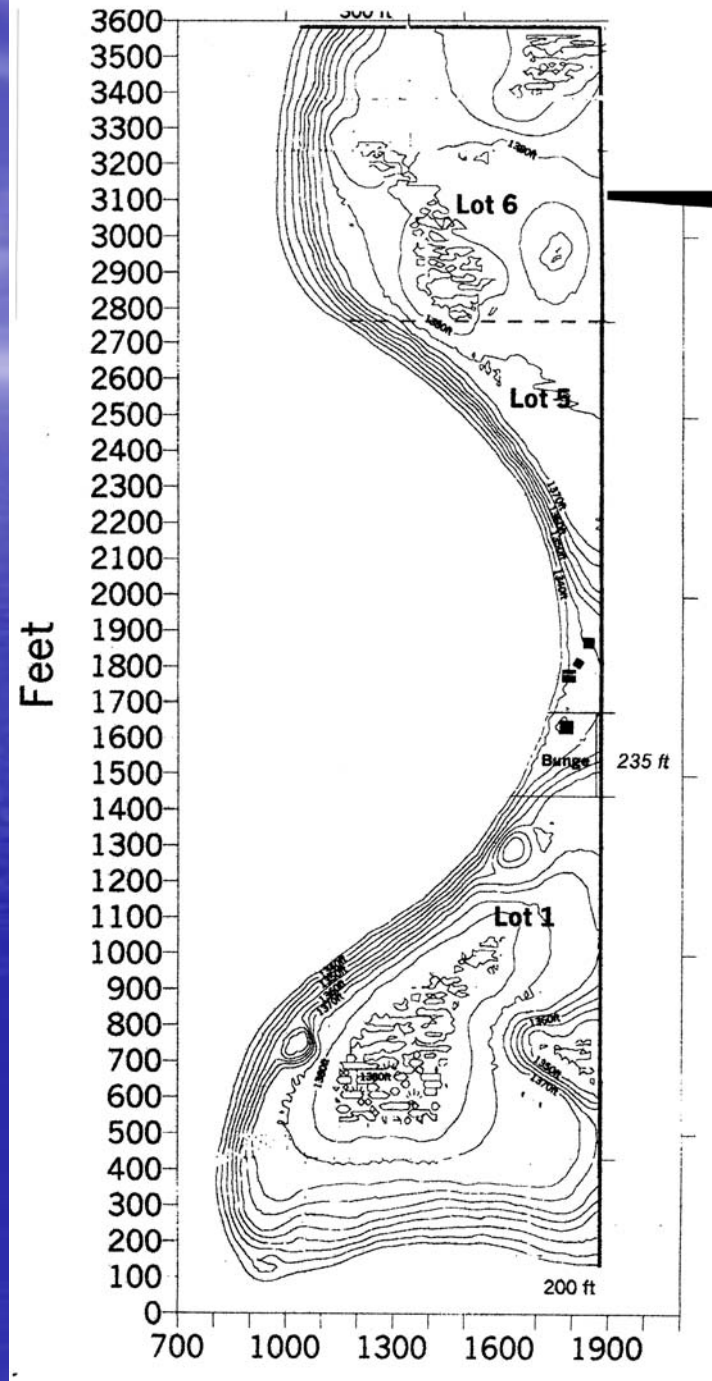


View from West

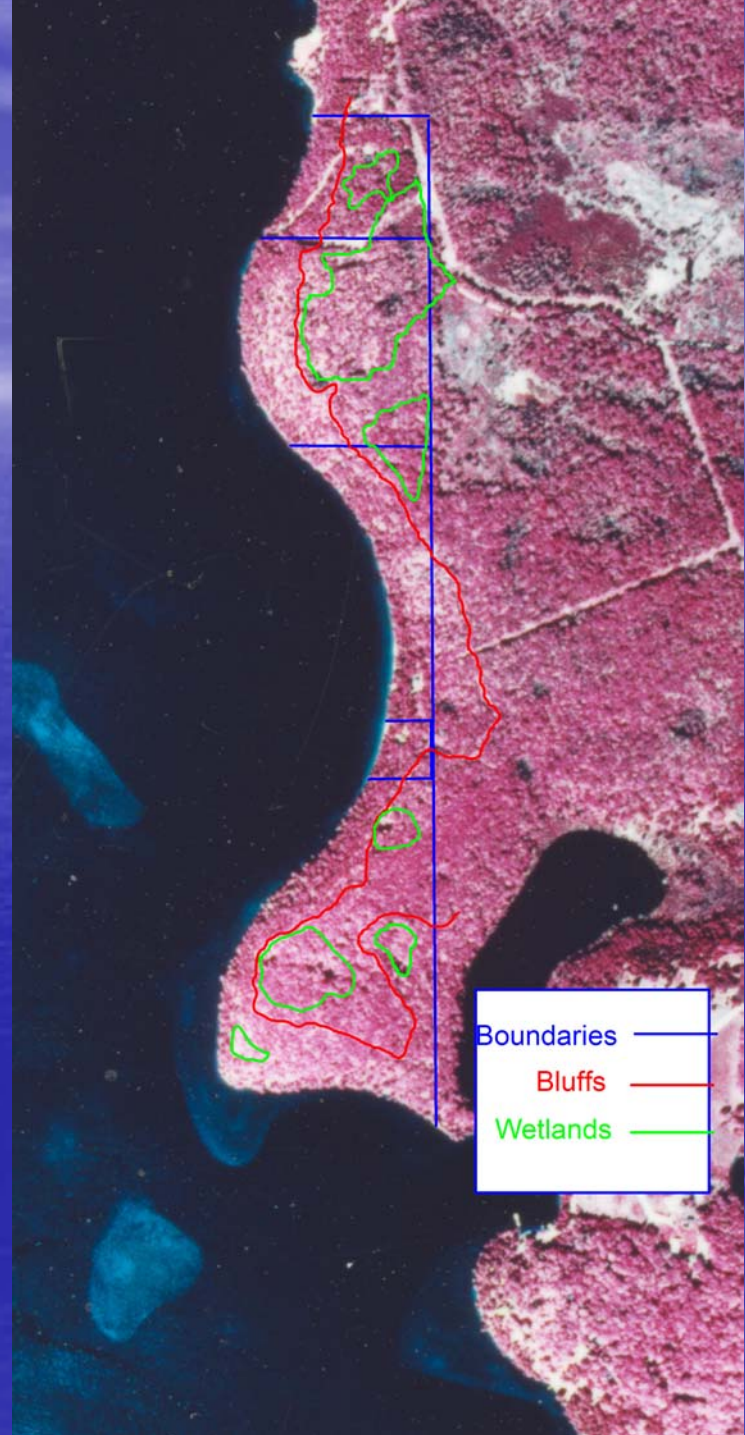


(Digitized from USGS topo maps; cut sliced at east property line)

Digital elevation map



Land structure



Current forest management plan

- Produce high quality hardwood
- Enhance a large-area fragment of old-growth forest (rare in MN) for wildlife conservation
- Keep shorelines undeveloped to preserve critical fish spawning habitat

Potential additions to the management plan

- Regenerate conifers along shores
 - Have become rare over last 50y
 - Counter over-dominance of aspen (ca. 40% in MN)
- Encourage old-growth hardwoods
 - Future demand for high quality saw timber
- Accentuate forest habitat diversity
 - Maintain microhabitats (e.g., woodland wetlands)

Increasing educational and research use

- Due to rarity of old-growth forests and shores
- Published endangered mussel research
- Permanent forest study plots
- White pine climax
- Forest wetland function
- Remnants of endangered species
- Ongoing studies by Iowa State University & Hamline University

Goals & Problem

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- Goal: Live up to the letter of Wetland Protection Act and stated goals of DNR, EPA, USDA, etc. re: protection of waters and natural lands
- Problem: changed classification and valuation interfere with goals and create hardship

Lot	EMV 2003- 2004	TMV 2003- 2004	Classific. 2003- 2004	EMV 2004- 2005	TMV 2004- 2005	Proposed Classific.	Change in EMV	Change in TMV	Requested action
Lot 1	539300	416300	Timber	677900	480200	Timber Seasonal	25.7%	15.3%	Return to Timber classification; reduce TMV & EMV
Lot 5 less S 235 ft	520800	316900	Seasonal	645100	399000	Seasonal	23.9%	25.9%	Reclassif. As Timber- Seasonal class; reduce EMV &TMV
Lot 5 B 2' of S 235 feet	100	100	Timber	100	100	Seasonal	0.0%	0.0%	Timber classification
Lot 6 less N 450 feet	356000	290800	Timber	438800	334400	Timber	23.3%	15.0%	Return to Timber class; reduce market and taxable valuation