

Request for Interest in Ownership UWM Neda Mine

I. Background Information

The University of Wisconsin-Milwaukee (UWM) is interested in transferring ownership of the approximately 44.27-acre Neda Mine to another not-for-profit entity that will preserve and maintain the property in its natural state. The property was a former mine and is located at W2668 Ore Road, in the Town of Hubbard, Dodge County, Wisconsin. U.S. Steel Corporation mined Neda iron and Niagara dolomite until operations ceased in 1915. The mine was deeded to the Board of Regents of the University of Wisconsin System in 1976.

The Neda Mine is one of the largest sites for hibernating bats in the upper Midwest. Conservative estimates indicate that the current population in the mine is over 6,400 bats. The importance of the mine for bat conservation efforts has increased dramatically since the advent of the deadly white-nose syndrome in Wisconsin, which attacks bats while they are hibernating. The Neda Mine may now be one of only a handful of remaining sites in Wisconsin with a bat population over 1,000. Given its critical habitat for bats, continued preservation of the mine is essential. The Wisconsin Department of Natural Resources monitors environmental conditions and bat activity patterns at the mine. Virginia Tech University is conducting NSF-funded research on the drivers of the persistence of little brown bats impacted by white-nose syndrome, through at least October 2026.

The property is also of geological interest; its cliffs provide an excellent exposure of the Niagara Dolomite and the only accessible exposure of the Neda Iron formation. Nearby, Neda Beechwoods lies on the escarpment and is a well-developed beech stand at the western boundary of the property.

The property is currently designated a State of Wisconsin State Natural Area: Neda Mine | No. 144 | Wisconsin DNR. A State Natural Area (SNA) designation protects outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and/or archaeological sites. While no restrictions or covenants will be recorded, there is a strong desire for the proposer to retain the SNA designation.

II. Purpose of the Request

In an effort to align costs with institutional research interests and funding, it is no longer viable for UWM to maintain the property. UWM would like to explore the transfer of ownership of the property to another not-for-profit with the primary goal of preserving the bat habitat.

UWM requests interested parties provide proposals to accept ownership of the property. Proposals should include the following:

- Full legal name of entity
- Entity's principal place of business
- A description of the entity, its leadership structure, and activities
- A description of prior experience with the management and/or preservation of any or all of the following:
 - Natural areas
 - Abandoned mines

- Bat hibernacula
- A description of the intended use of the property and how current monitoring and research will be permitted
- A description of how bats will be protected
- A description of the maintenance plan for existing emergency vehicle trails, which must be kept open and accessible
- A description of the types of liability and hazard insurance that will be maintained
- A description of how the expenses in upkeep and maintaining the property will be funded in the future, including any financing needs
- Timing of closing
- Any contingencies to accepting full ownership, control, and management of the property upon closing
- Two references that can support the entity’s ability to meet their described research/conservation/maintenance plans

A location map and the original deed from U.S. Steel Corporation to the Board of Regents is attached.

The mine would be transferred via Quitclaim Deed in an “AS IS” condition.

III. Site Visit

Time slots for a tour of the property will be available as follows to allow interested parties to view the property, although no mine access will be allowed due to safety concerns:

October 16, 2024

1:30 pm – 3:30 pm; with a brief tour starting at the entrance to the property, W2668 Ore Road, Iron Ridge, WI.

October 18, 2024

8 am – 10 am; with a brief tour starting at the entrance to the property, W2668 Ore Road, Iron Ridge, WI.

UWM requests that interested parties reserve a tour time in advance. **No one may enter the site without advanced notice and approval from UWM.** UWM reserves the right to limit site visits in its sole discretion to serious inquiries/submitters only.

Interested parties should contact Paul Engevold at engevold@uwm.edu or call 414-659-4179 to schedule a tour at one of the times identified above.

IV. Evaluation Criteria

Interested parties will be evaluated on the responsiveness of their proposals, their experience (including conservation, research, and/or maintenance) with similar properties, whether their proposed use is beneficial or oriented to existing bat population, feasibility of completing the transaction and maintaining the property, and references confirming their experience.

V. Submitting a Response

Proposals will be accepted until **4 pm on October 31, 2024.**

In responding to this request, proposers must use the Proposer Submission Form.

Proposals should be submitted to Ellen Rosner at ellen.rosner@wisconsin.edu.

VI. Additional Terms

UWM reserves the right to negotiate terms and conditions of the transfer. UWM also reserves the right not to offer the property (or to rescind this request if there is no submission that meets all of UWM's needs/criteria). Final transfer is contingent upon successful negotiation, documentation, and compliance with any applicable State statutes. UWM is not liable for any costs incurred by entities in replying to this request.

Reference to or use of the State of Wisconsin, any of its departments, agencies (UWM) or other subunits, or any state official or employee for commercial promotion is prohibited. News releases pertaining to this request shall not be made without prior approval of the University.



Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau

This map is for reference purposes only.

UW-Milwaukee: Neda Mine

Proposed Transfer

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