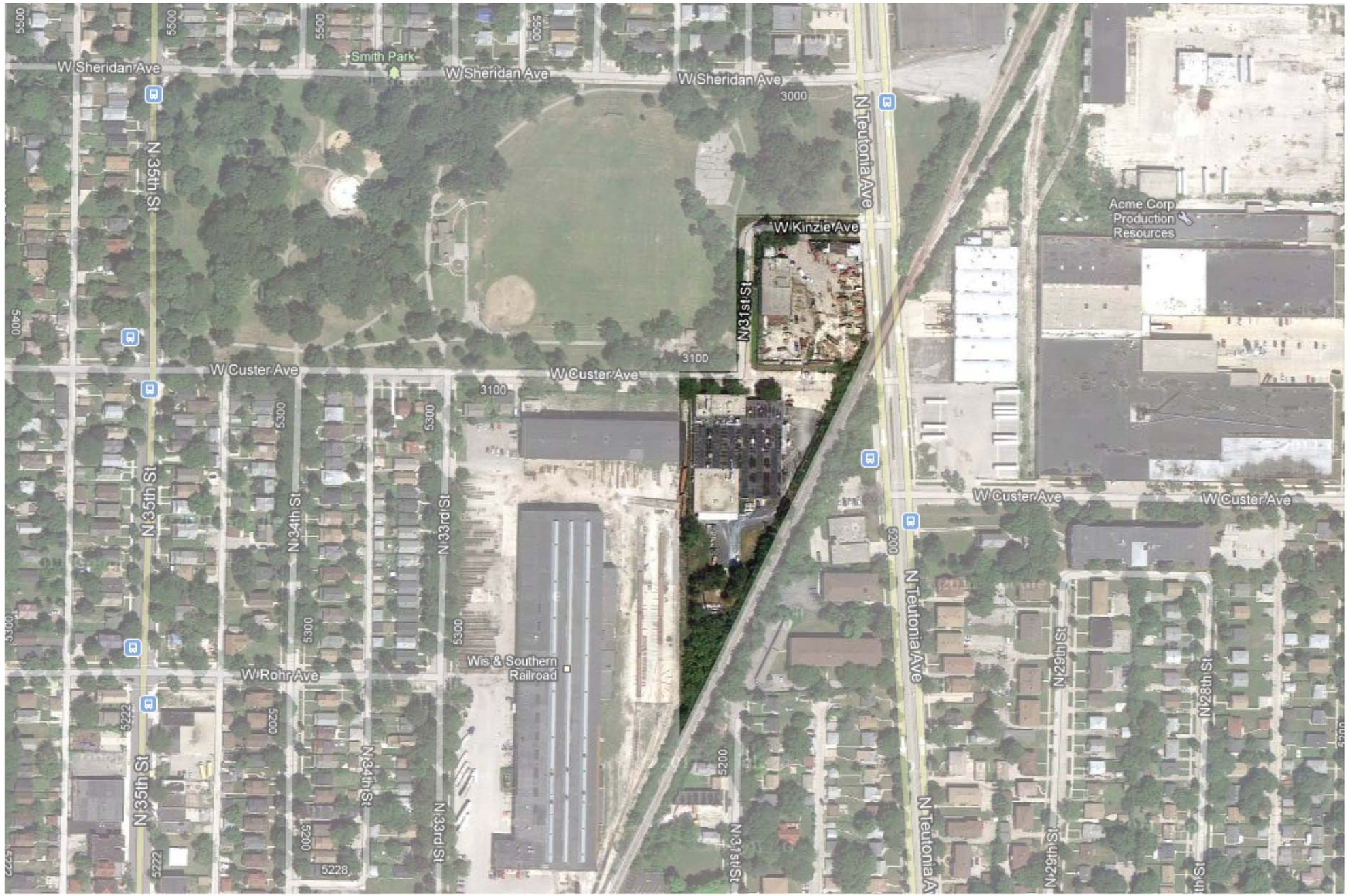
Proposed Zoning Change

5435 N. Teutonia Avenue, Milwaukee WI



5 February 2012

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February 6, 2012

Novozymes BioAg Inc
3101 W. Custer Ave.
Milwaukee, WI 53209

Subject: Novozymes Purchase of Property at 5435 N. Teutonia

Novozymes BioAg is currently landlocked on all sides with no room to expand. The neighboring property to the north at 5435 N Teutonia is for sale thus providing the potential space for future planning. Novozymes is in negotiations with the current owner of the property, Teutonia Ave Property Holding. The property is currently zoned as Industrial Office and the existing Novozymes site is Industrial Heavy. Should a change in zoning be granted to the current land owner, Novozymes desires to acquire the parcel. Novozymes intends to clear the existing buildings and fences from the site to provide space for employee parking and trucking access in the short term.

The long term plans may include the construction of additional manufacturing and/or office space. The building could consume approximately 25,000 square feet of the property with a mix of two stories for laboratory and office space as well as high bay areas for manufacturing and minimal warehousing. At this time Novozymes does not know what products would be produced in the potential new manufacturing building but our existing products are water based and pose no environmental concerns. The shipping in and out of the facility would be structured similar to the existing business during daytime single shift hours as Novozymes maintains the majority of inventory at another warehouse space located in Milwaukee. Shipping is mostly comprised of daily transportation of raw materials and finished goods to and from the remote warehouse where the majority of deliveries and shipments occur.

Based on the potential for redevelopment, Novozymes would like to have the property at 5435 N. Teutonia rezoned to Industrial Heavy.

Best Regards,

Markus Kremer
Facilities and Engineering Managment

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5435 N. Teutonia Avenue
Property to be considered
for a change in zoning.

3101 W. Custer Avenue
Novozymes Property

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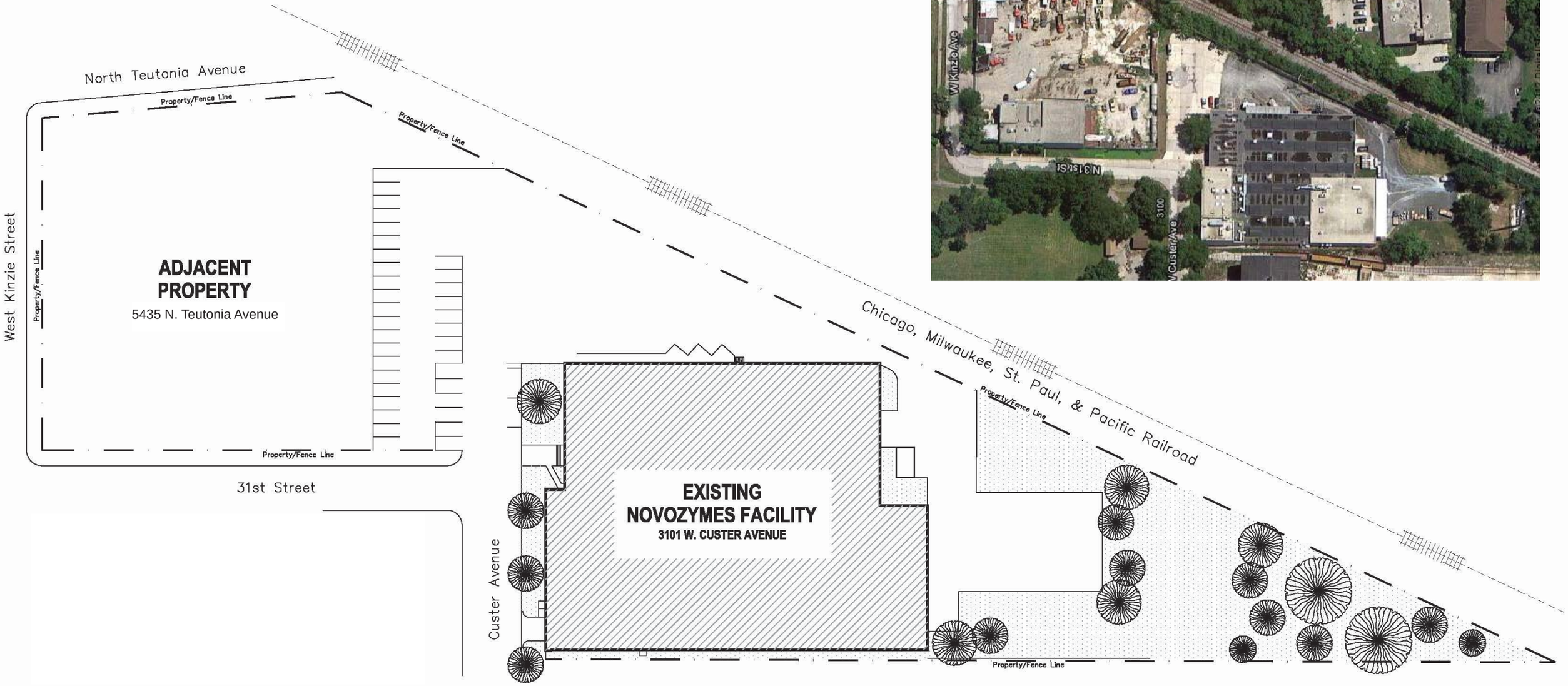

1 SITE DIAGRAM

Scale: 1/64" = 1'-0"

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View: Intersection of Teutonia and W. Kinzie Ave. with view of acquired property to left hand side.

Views: Buildings along north edge of acquired property and its gated entry.

View Left: Northwest corner of acquired property.

View Right: West edge of acquired property and view of the north facade of the existing Novozymes facility.

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View: West edge of acquired property and view of the north facade of the existing Novozymes facility.

View: South edge of acquired property, vehicle entry into existing Novozymes property.

View: Novozymes vehicle parking, loading docks and the south edge of the acquired property.

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