

# City of Milwaukee – DCD Real Estate Office

## Vacant Lot for Single-Family Development

<p><b>3481 South Ellen Street</b></p> <p style="text-align: right;"><b>DCD Site #: 540-13-01</b></p>	
<p>Size: 5,175 SF  Dimensions: 45 x 115  Price: \$19,000.00  Neighborhood: Fernwood  Ald. District: 14th</p>	
<p><u>Special Conditions:</u></p> <p>Subsurface conditions are unknown and likely contain old building foundation.</p> <p>No survey available</p> <p>Application to Board of Zoning Appeal may be required for house designs that do not meet minimum zoning requirements for dimensions.</p> <p>Rear 55 feet of lot has a Wisconsin DOT easement. No permanent structures may be built in this area.</p>	

<b>House Design Requirements</b>	
<b>House Style</b>	1.5 to 2.0 story, traditional or contemporary. House design must be approved by the Department of City Development
<b>Driveway</b>	Side drive to rear or drive to front facing garage.
<b>Zoning</b>	RS6
<b>Minimum House Width</b>	24
<b>Minimum House Height</b>	20

See [city.milwaukee.gov/HomeBuildingSites](http://city.milwaukee.gov/HomeBuildingSites) for sale procedures and offer form.

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