

614 Gilster St

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Mon, Sep 29, 2025 at 4:23 PM

Good afternoon,

A detached garage would be defined as an accessory structure since it is accessory to the dwelling (principal structure) on the property. Accessory structures in the residential zoning district must meet the following requirements:

- 10-foot setback from the principal structure, which can be reduced to 4 feet if fire-resistant construction requirements are met.
- 25-foot street yard setback
- 6-foot side yard setback
- 3-foot setback from all other property lines
- Cannot be placed any closer to the road than the principal structure
- Cannot occupy more than 25% of the rear yard

Given these requirements and not a lot of room between the principal structure and the side yard property lines, the accessory structure would have to be placed in the rear yard of the property. I measured the rear yard of the property to be about 3,540 square feet in size, so the largest the accessory structure could be with the 25% requirement is 885 square feet. Therefore, someone could build a detached garage on this property as long as it meets all of the requirements included on this email.

If they would like a concrete/paved drive to the detached garage, it most likely not be able to go directly to the detached garage. Since the accessory structure would have to be placed in the rear yard of the property, the drive would have to go through the side yard of the property. Drives must meet a 3-foot property line setback, and there is only about 10 feet between the dwelling and the side yard property line, leaving only 7 feet of width available.

Let me know if you have any questions.

Thanks,

Brock Lederman*Planning Associate*

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