

## Waunakee Utilities – Easement Encroachment Guidelines

Rev. 1 – 1/27/2025

- Permanent structures, including vegetation, shall be permitted no closer than 3 feet from located utility equipment or 5 feet from the lot line, whichever is greater, when the lot line is encompassed by a utility easement. A variance may be granted if the utility has no existing facilities within the utility easement at time of application.
  - **(Variance Guideline)** Permanent structures, including vegetation, may be installed up to 3.5 Feet from lot line, when lot line is encompassed by a utility easement, and the utility has no existing facilities within the utility easement.
- All permanent structures, including vegetation, must remain at least 3 feet from utility boxes on all sides and 10 feet from the utility box in the front.
  - The front is identified as the side with the lock on it.
- All permanent structures must remain at least 4 feet from utility poles and all non-utility owned material cannot be attached to the pole.
  - Vegetation must maintain a horizontal clearance equal to the species final expected vertical height.
- Waunakee Utilities requires 24/7/365 access to its equipment.
  - Permanent structures, including vegetation, may be placed within utility easements, however, any damage to the permanent structures, including vegetation, caused by any utilities working within the easement area will be the responsibility of the owner.
- Any structures using metal material and constructed on or near a Waunakee Utilities easement should be properly grounded.