

**From:** mbormett@sbcglobal.net (mbormett@sbcglobal.net)  
**To:** melyssaschroedl@yahoo.com;  
**Date:** Sat, February 26, 2011 9:43:52 PM  
**Cc:**  
**Subject:** Re: Covenant information for Maple Grove subdivision

Hey Melyssa,

Thanks for the offer to attend our officers meeting if needed. At this point, I don't think that will be necessary, but I really appreciate your willingness. And, I had already forwarded your website to Matt, but thanks for including that.

Yes, fingers will be crossed for you and your son that the offer will go through! I know that's a nervous time when you're waiting to hear back, etc. Good luck!!

Thanks for keeping me in the loop - look forward to hearing from you soon. Have a good Sunday,

Mike

— Original Message —

**From:** Melyssa Schroedl  
**To:** mbormett@sbcglobal.net  
**Sent:** Saturday, February 26, 2011 9:07 PM  
**Subject:** Re: Covenant information for Maple Grove subdivision

Mike~

Thank you for responding to me so quickly tonight about my letter to Steve King. Just thought it'd be easier if you saw the communication between us.

No worries, just let me know if either of you have any more questions at all. I am glad to clear any up that you might have. Also, let me know if I need to attend any meetings with anyone to make them more comfortable by being able to ask me questions directly too!

No, there have not been any parking problems with my salon clients at all at our current house.

Thank you for giving me the name/address to the other neighbors and I will mention you, as long as you don't mind (thank you!)

We are working on the offer right now, so please keep your fingers crossed for me and my son!!!!

I will keep you in the loop as I know more with everything. Thank you for being so 'neighborly' to me already, I am really hoping that I'll be a part of your neighborhood as it feels so welcoming already! :)

Thank you again Mike and I'll be in touch.

Sincerely,  
Melyssa Schroedl

\*Here is my website if you wanted to see some salon photos, feel free to pass these onto Matt Hanson also!  
[www.doubletakesalon.net](http://www.doubletakesalon.net)

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**From:** "mbormett@sbcglobal.net" <mbormett@sbcglobal.net>  
**To:** Melyssa Schroedl <melyssaschroedl@yahoo.com>  
**Sent:** Sat, February 26, 2011 8:51:22 PM  
**Subject:** Re: Covenant information for Maple Grove subdivision

Hi Melyssa,

I'm sorry it's taken me much longer to reply to you this time. I just saw your email to Steve King - I appreciate you keeping me in the loop!

It has been a crazy past week or so and that's why I just didn't get around to writing back. I was also out of town the past three days. Also, our MPNA president, Matt Hanson, was hoping to schedule an officers meeting this past week to discuss your request and a couple of other issues, but that never happened, so Matt hasn't officially responded to Steve. I just did reply, though, to Steve's email to me from last week and said that the MPNA's main concern was traffic, which you and I have discussed. I told Steve what you told me, so I don't think we have any issues there.

Thanks for clarifying the parking/traffic question - I think that sounds fine and I assume it hasn't been an issue at all at your current house. I read that you have talked to the two side neighbors to the house - glad that all seemed to go well. I hope you used my name if you wanted to - that would have been perfectly fine, and I apologize for not having gotten back to you in time. As for neighbors across the street, it's kind of an odd situation right now as you'll see one house for sale across from you, and I think the folks have moved out. Then, two houses to the left of that house you will see a "for rent" sign in the yard (or at least it was there a couple of days ago). That house is also currently empty, unfortunately. In between those houses right across from you, though, is 2809 Maple View and that is occupied by John and Micky Lichty and their family. You could talk to them, and Micky knows who I am so feel free to mention my name to her.

I hope things are continuing to go well w/ the house purchase. I know this is a stressful time for you and your family, so hopefully the moving part won't have too many hiccups for you. Again, please accept my apologies for not getting back to you as quickly this past week.

Assuming you'll be joining our neighborhood, let me know when you're coming and I'll bring you some neighborhood info, etc to get you started. And, as I've mentioned, please don't hesitate to contact me if you have other questions or concerns, or if you're ready to get hooked into either the book club or game night! I'll have my wife get in touch w/ you and add you to the email list. =0)

Looking forward to meeting you - best wishes,

Mike

— Original Message —

**From:** Melyssa Schroedl  
**To:** [mbornett@sbcglobal.net](mailto:mbornett@sbcglobal.net)  
**Sent:** Thursday, February 17, 2011 7:29 AM  
**Subject:** Re: Covenant information for Maple Grove subdivision

Mike~

Thank you so much for getting back to me so fast. I really appreciate the feedback and care/concern for your neighborhood!

Yes, you are correct, I only have one client at a time. There might be two cars for about 5 to 10 minutes (when one client is finishing up and the next is coming). They would be encouraged to park in the driveway, so there shouldn't be much, if any parking on the street.

Thank you for your kind words. I never wanted this divorce in the first place, to me marriage is forever. But, I've learned that both people in the relationship have to feel this way. It is what it is and I'm moving forward as best as I can. I just keep praying that I am able to still work out of my home to be able to care for my son as I have so far, as family is the most important thing to me!

Hopefully everything goes through with the house and the salon and I would love to be a part of your neighborhood community and the fun events you were mentioning. We have played at that park many times and we love it! My son and I love being outside at parks in the summer months!

Thank you again and we'll be in touch!

Would you happen to know the neighbors on either side of 2810 and around there? If so, I wondered if when I was talking with the if I could mention your name and that we've spoken?

Melyssa

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**From:** "mbornett@sbcglobal.net" <[mbornett@sbcglobal.net](mailto:mbornett@sbcglobal.net)>

**To:** Melyssa Schroedl <mely\_saschroedl@yahoo.com>  
**Sent:** Thu, February 17, 2011 12:18:10 AM  
**Subject:** Re: Covenant information for Maple Grove subdivision

Hi Melyssa,

Thanks for the note. I also saw your email to Steve King - I can appreciate that you'd want to expedite any permitting if you get the house. I forwarded your note to Steve to our MPNA president, Matt Hanson. I'm glad you'll be contacting the immediate neighbors about your salon, which it sounds like you might need to do as part of the permitting. Matt and I (and, I assume, the neighbors) are interested in how much traffic your salon generates, but I assume it will be rather limited if you are the sole proprietor. I'd appreciate it if you could characterize that for us. Thanks!

Otherwise, I'm sorry to hear that you're going through a divorce. If you buy the house on Maple View, I think you'll find us a welcoming, safe and enjoyable neighborhood. We have lots of families around, so hopefully your son could find some playmates. There's a women's monthly bookclub and occasional game night club as well that I can hook you into if you would be interested. You probably noticed, but we have a city park along Prairie Rd where it meets Maple View and there's some play equipment.

Once your situation settles into place, feel free to contact me anytime with questions or if you just want to meet to get introduced to the neighborhood - we live on Maple Park Circle, toward the bottom of Maple View near Prairie Rd and I'd be happy to meet you.

Sincerely,

Mike

----- Original Message -----

**From:** Melyssa Schroedl  
**To:** mbormett@sbcglobal.net  
**Sent:** Sunday, February 13, 2011 7:20 PM  
**Subject:** Re: Covenant information for Maple Grove subdivision

Hello Mike~

Thank you for getting back to me so quickly, I really appreciate it! That is exactly the information I was looking for.

Those are the same rules as our covenant has where I live now (Fieldstone Meadows.) As I mentioned I'm in the middle of a divorce and just found out on Wednesday that I was not awarded the current house. That is the only reason I am having to move both my salon and business.

I am really hoping to be able to duplicate my salon in my new home.

I have a 2 year old son (that's my life) and that I watch a majority of the time. My mom comes over to help while I'm working. It works out well when I work out of my home for this very reason, as well as many others with having a child. (I'm sure that is more information that you were looking for...sorry.)

My current address is 6325 Hartford Drive, so you can look into my current business if you wish and see that I am doing everything by the rules. I even got a special zoning variance for my equipment and plan on doing so again for this house (if I get it!)

If there is anything else you can think of to tell me, please do. I hope I'm able to get that house, I love it! :) Would be great to know someone in the neighborhood before I move in too!

Thank you for pointing out the Verona schools, I did notice that on the sheet my realtor gave me!

Thank you for your time also.

Sincerely,  
Melyssa Schroedl  
(Double Take Salon, LLC)

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**From:** "mbornett@sbcglobal.net" <mbornett@sbcglobal.net>  
**To:** Melyssa Schroedl <melyssaschroedl@yahoo.com>  
**Sent:** Sun, February 13, 2011 2:23:48 PM  
**Subject:** Re: Covenant information for Maple Grove subdivision

Hello Melyssa,

Thanks for your note. I'm the current vice-president of the Maple Prairie Neighborhood Association (MPNA). We have a webpage where you can find the covenants for the Maple Grove neighborhood (the Prairie Hills part of MPNA has their own set of covenants): <http://apex.oracle.com/pls/otn/f?p=53028:14:1734498574725215::NO>. Just click on the Maple Grove covenants on the right side.

Here's the text about in-home businesses in the covenants:

E. A single family structure or unit of a duplex structure may be used for a professional or business office when such office is incidental to a principal use as a single family residence, in less than three hundred (300) gross square feet in land area used, and the business is conducted without an identification sign or label displayed or goods for sale on the premises, and without any outside employees.

The actual covenant language in the original document online has an error...is says "may NOT", but that's not correct, as you can probably tell by the rest of the language

specifying how an in-home business may be used.

You didn't mention the kind of business you will be conducting from your home if you purchase the house on Maple View, but I'm assuming it will comply with our covenants.

I live in the Maple Grove part of MPNA myself, not far from the home you're considering. Please let me or the MNPA president, Matt Hanson, know if you have any further questions about the neighborhood. His email is on the MPNA webpage above mine. Just FYI, we are in the Verona Area School District even though we are in the city of Madison.

Thanks and best wishes,

Mike Bormett

— Original Message —

**From:** Melyssa Schroedl

**To:** mbormett@sbcglobal.net

**Sent:** Friday, February 11, 2011 7:54 PM

**Subject:** Covenant information for Maple Grove subdivision

Hello,

I found your email for the Maple Grove covenant information, is this correct? I currently live in the Fieldstone Meadows subdivision and am having to relocate my house and business due to a divorce. I looked at a house today in your neighborhood and would like to check on the covenants for an 'in home business'. I fit all the covenant restrictions in my current subdivision and want to make sure I would for my future home as well. The house I am looking at is 2810 Maple View Drive.

Would you mind checking on this for me please? If there is another person I should contact, please feel free to pass this email along to them.

Thank you so much for your time. Also, if it would be possible for me to get a copy of these covenants, that would be wonderful as well.

Melyssa Schroedl

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Print

**From:** King, Steve (district7@...yofmadison.com)  
**To:** melyssaschroedl@yahoo.com;  
**Date:** Tue, February 22, 2011 7:46:16 PM  
**Cc:**  
**Subject:** FW: In-home business questions

Hi Melyssa,  
I sent this e-mail last Wed. right after receiving yours. I didn't hear anything back, so you have my approval for sure. I'll contact zoning tomorrow and make sure they know of my support!

Sorry for the delay... I was waiting for a response from the Neighborhood Assoc.

Steve

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**From:** King, Steve  
**Sent:** Wednesday, February 16, 2011 4:58 PM  
**To:** mbornett@sbcglobal.net  
**Subject:** FW: In-home business questions

Mike,  
I'm assuming you're okay with this...if she follows the normal rules. I have several other situations like this in the district and there have not been any issues. If you're amenable, I'm going to ask them to fast-track this so she doesn't have to wait longer. As a part of the process, she has to contact the neighbors anyway.

Let me know if that's ok.

Thanks,  
Steve

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**From:** Melyssa Schroedl [melyssaschroedl@yahoo.com]  
**Sent:** Wednesday, February 16, 2011 4:17 PM  
**To:** King, Steve; jstevenking@gmail.com  
**Cc:** Anderson, Patrick; mbornett@sbcglobal.net  
**Subject:** In-home business questions

Hello Steve~

[http://us.mg3.mail.yahoo.com/dc/launch?\\_gx=1&\\_rand=016b6qd4ng1jf](http://us.mg3.mail.yahoo.com/dc/launch?_gx=1&_rand=016b6qd4ng1jf)

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I have been in contact with the City of Madison zoning department and I was guided to you.

Here is my story in a nutshell:

I currently own a salon in my home and went through all the proper legal channels to make that happen the first time. I am in the middle of a divorce, and unfortunately I am the one that is having to vacate my current residence/business.

My current address is 6325 Hartford Drive, Madison, WI 53719.

I am house-hunting and have found one that I love and am hoping to buy it and get approval for my in-home salon. The address of this home is at 2810 Maple View Drive, Madison, WI 53719.

I have been in contact with Mike Bormett, regarding the neighborhood association and covenant rules and regulations. They are the same as what my current home/business ones are, so I am very familiar with them and would plan to follow them at my new house, just as I have followed them at my current location.

I have been told by Pat Anderson in the zoning department that I would need a 'conditional use' approval/permit for three items pertaining to my business. This conditional use is needed because these items are not normally found in a home. Such as my hydroulic chair, my hood dryer and the sidewalk.

I received the conditional use approval for my last in-home business and am hoping that I would be able to get approval for my new home as well.

I was also told that this process usually starts with a 30 day wait and it was possible to maybe get that to a 2 week wait. If that would be possible, that would be great!

Please let me know what the next steps are and what you need from me to help in any way. I plan on being in contact with the direct neighbors of the home at 2810 and explain the situation, as I have to you to get their input!

If you need to contact me at all, please either email me at this address or call (608) 616-2844.

Thank you again for your time.

Sincerely,

Melyssa J. Schroedl

Owner of Double Take Salon, LLC

(608) 288-8253