



PUBLIC HEARING - WISE BUYS - PARCEL 26-06-33-476-003 (57530 GRATIOT) SPECIAL LAND USE AGENDA

**November 04, 2025 at 7:00 PM
Municipal Council Room – 57775 Main Street**

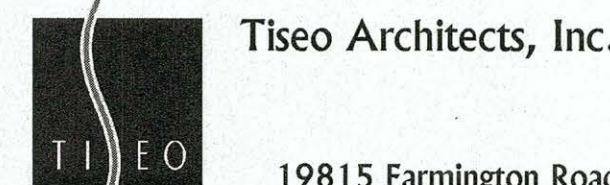
In accordance with the Americans with Disabilities Act, reasonable accommodations can be made with advance notice by calling the Village Offices at (586) 749-5301

The New Haven Planning Commission will hold its Regular Meeting at 7:00 pm, at the New Haven Municipal Offices at 57775 Main Street.

- 1. Call to Order/Pledge/Roll Call**
- 2. Public Hearing**
- 3. Adjournment**

[A.](#) Public Hearing - Wise Buys - Parcel 26-06-33-476-003 (57530 Gratiot) special land use

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NOTE: DO NOT SCALE PRINTS. USE ONLY DIMENSIONED DIMENSIONS.



19815 Farmington Road
Livonia, Michigan
48152-1444

248.888.1300
fax 248.888.1313
www.tiseo.com

WISE BUYS SALES

57530 Gratiot Ave.
New Haven, MI 48048

Drawn by: Anthony J Baker IV
Checked by: Benedetto Tiseo

Seal / Signature



Date
JUL 15 2025

Issued for: Date:
SITE PLAN APPROVAL - SLU 15 JUL 2025

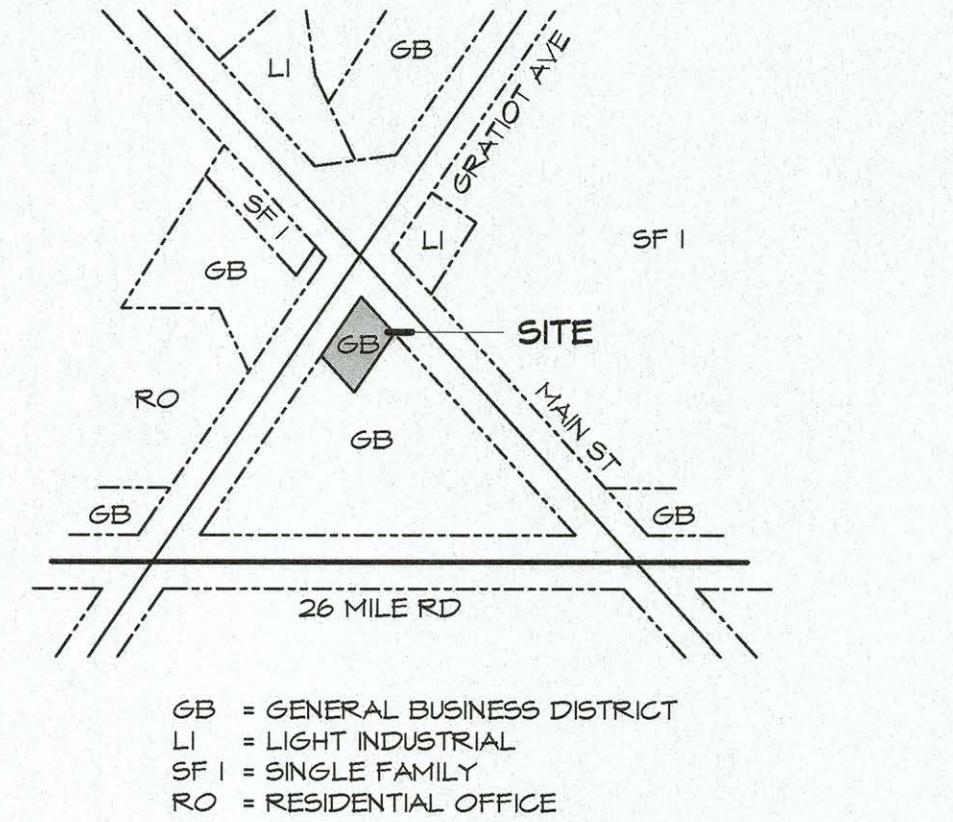
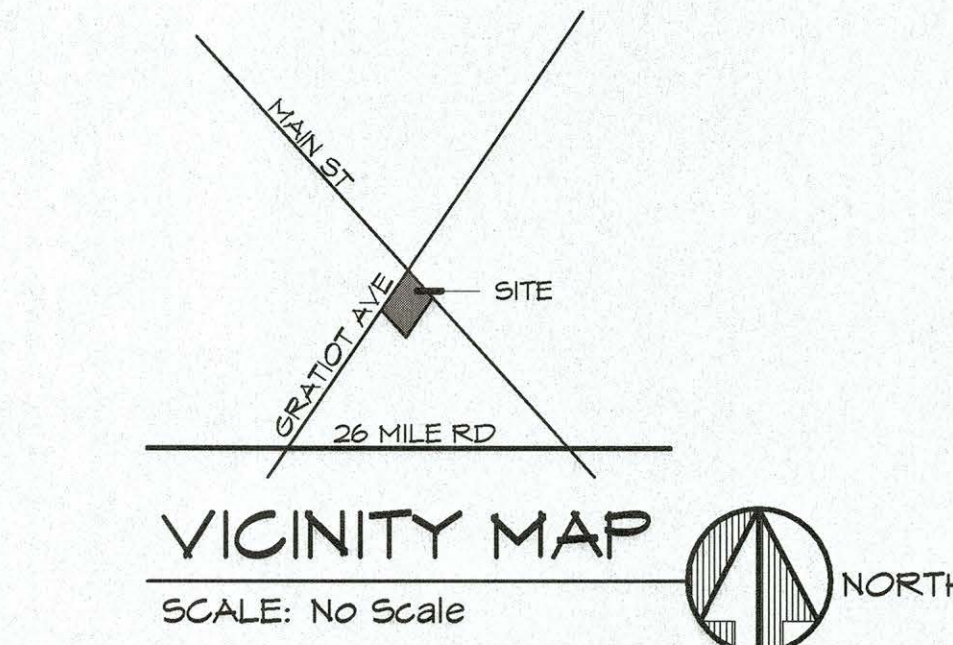
NOT FOR
CONSTRUCTION

PROPOSED SITE
PLAN

Project No. Sheet No.

25011 A1

Date Printed:



LEGAL DESCRIPTION

LAND SITUATED IN THE VILLAGE OF NEW HAVEN, MACOMB TOWNSHIP, MICHIGAN, DESCRIBED AS:
PARCEL 1- A PARCEL OF LAND LOCATED IN SECTION 33, TOWN 4 NORTH, RANGE 14 EAST, VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33; THENCE NORTH 00 DEGREES 31 MINUTES 30 SECONDS WEST 542.5 FEET; THENCE NORTH 40 DEGREES 30 MINUTES WEST 330 FEET; THENCE NORTH 32 DEGREES 36 MINUTES EAST 416.6 FEET ALONG THE CENTERLINE OF GRATIOT AVENUE; THENCE SOUTH 40 DEGREES 30 MINUTES EAST 330 FEET ALONG THE RESERVING EASEMENT OF RECORD, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES. NOTE: THE PROPERTY DESCRIPTION IS AS FURNISHED BY CLIENT.

DRAWING INDEX

ARCHITECTURAL
A1 PROPOSED SITE PLAN

SURVEY

1 OF 1 MORTGAGE SURVEY

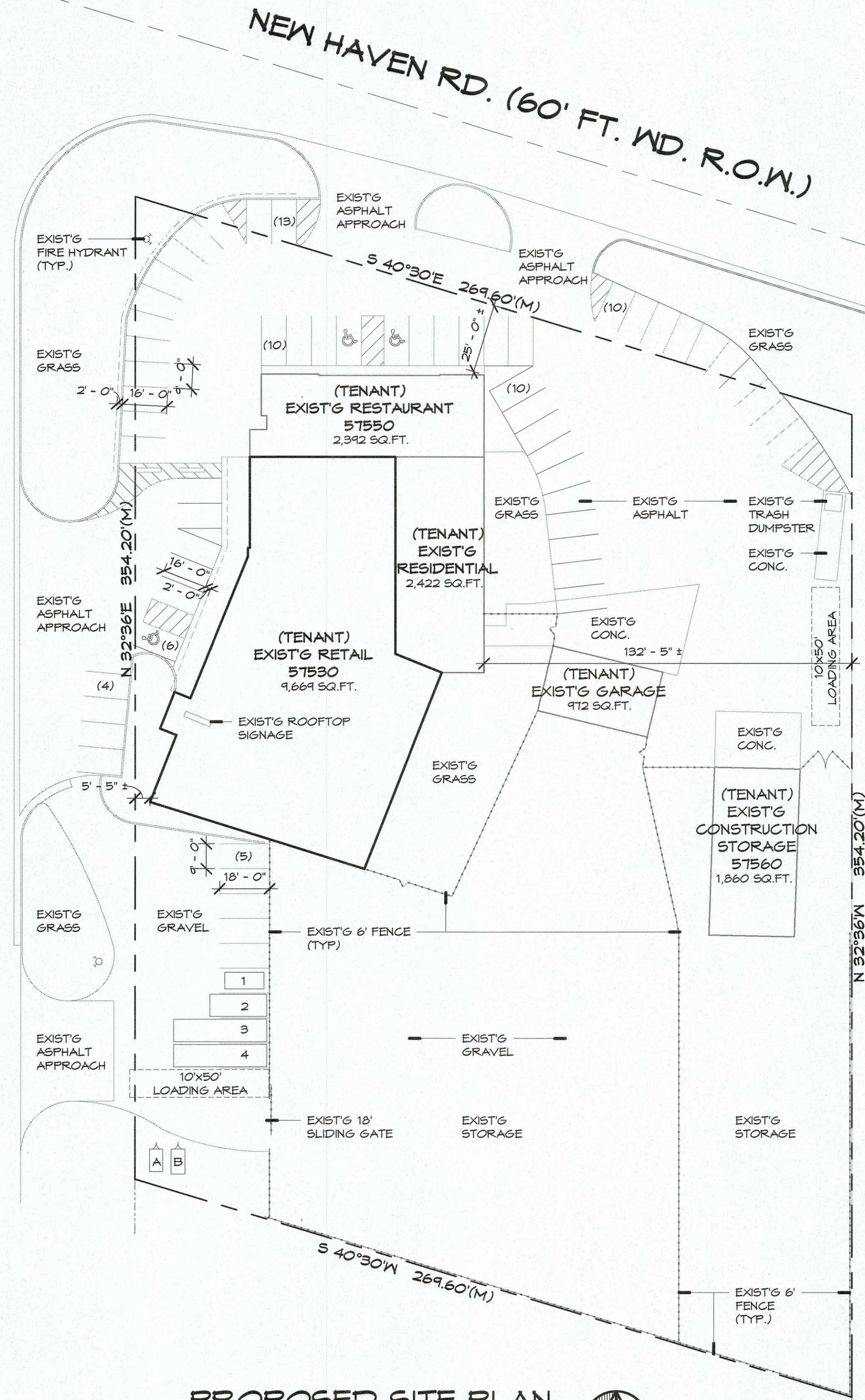
Site/Building Data

Site/Property Area: 95,492 Sq Ft (2.19 Ac)		
Chapter 515: Zoning:		
515-5 Zoning Map: Zoning Districts		
Existing Zoning: GB - General Business		
Existing Retail:	9,669	Sq.Ft.
Existing Restaurant:	2,392	Sq.Ft.
Existing Residential:	2,422	Sq.Ft.
Existing Construction Storage:	1,860	Sq.Ft.
Existing Garage:	972	Sq.Ft.
Total	17,315	Sq.Ft.
Max Lot Coverage		
Building / Property	17315 / 95,492	Sq.Ft.
Lot Coverage (Max: 35%):	18.13%	Existing No Change
Chapter 515-50: General Business Districts (GB)		
515-51 Principal Permitted Uses General Business Districts - GB		
515-51 (C) Restaurants		
515-51 (N) Antique, Thrift and Resale Shops		
515-51 (O) Accessory Uses (Construction Storage, Garage)		
Existing Apartments	Pre-Existing / Nonconforming	
515-52 Special Land Uses General Business Districts - GB		
515-152 Outdoor Storage Yards		
515-74 Schedule of Area Regulations		
Zoning District: GB - General Business Districts - GB		
Building Height		
Max (2 Stories):	1	Existing No Change
Max (35 Feet):	18'-8"	Existing No Change
Building Setback		
Min Front (35 Feet):	5'-5", 25'-0"	Existing No Change
Min Rear (15 Feet):	132'-10"	Existing No Change
Chapter 515-101: Off Street Parking and Loading		
515-101 (D) Number of Spaces Required:		
515-101 (D) Restaurants		
(Restaurant, Sit Down) 1 per 70 Sq Ft of Gross Floor Area:	2,392	Sq.Ft.
	2,392/70 =	
Required:	34	Parking
515-101 (D) Antique, Thrift and Resale Shops		
(Retail) 1 per 175 Sq Ft of Gross Floor Area:	9,669	Sq.Ft.
	9,669/175 =	
Required:	55	Parking
Total Parking Required:	89	Spaces
Total Parking Provided:	58	Spaces
Parking Overage/Underage:	-31	Spaces
515-101 (G) Barrier-free parking standards: 51-75 (58)		Spaces
Total Parking Required:	3	Spaces
Total Parking Provided:	3	Spaces
515-101 (B1) Parking Space Layout and Design:		
Parking Pattern:	75° to 90°	
Parking Space Width (Min 9 Ft):	9'	Actual
Parking Space Length (Min 18 Ft):	18'	Actual
Maneuvering Lane (Min 24 Ft):	24'	Actual
515-101 (H1) Off Street Loading Requirements:		
515-51 (C) Restaurants		
Gross Floor Area:	2,392	Sq.Ft.
2,000 to 19,999 Gross Sq Ft:	1	Required
515-51 (N) Antique, Thrift and Resale Shops		
Gross Floor Area:	9,669	Sq.Ft.
2,000 to 19,999 Gross Sq Ft:	1	Required
Required:	2	10ft x 50ft Loading Area
Provided:	2	10ft x 50ft Loading Area

UHAUL LEGEND

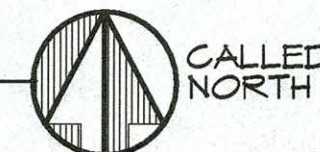
- 1 CARGO VAN
 - 2 TRUCK
 - 3 TRUCK
 - 4 TRUCK
- A 5'x8' CARGO TRAILER
B 5'x8' UTILITY TRAILER

GRATIOT AVE (60' FT. WD. R.O.W.)



PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



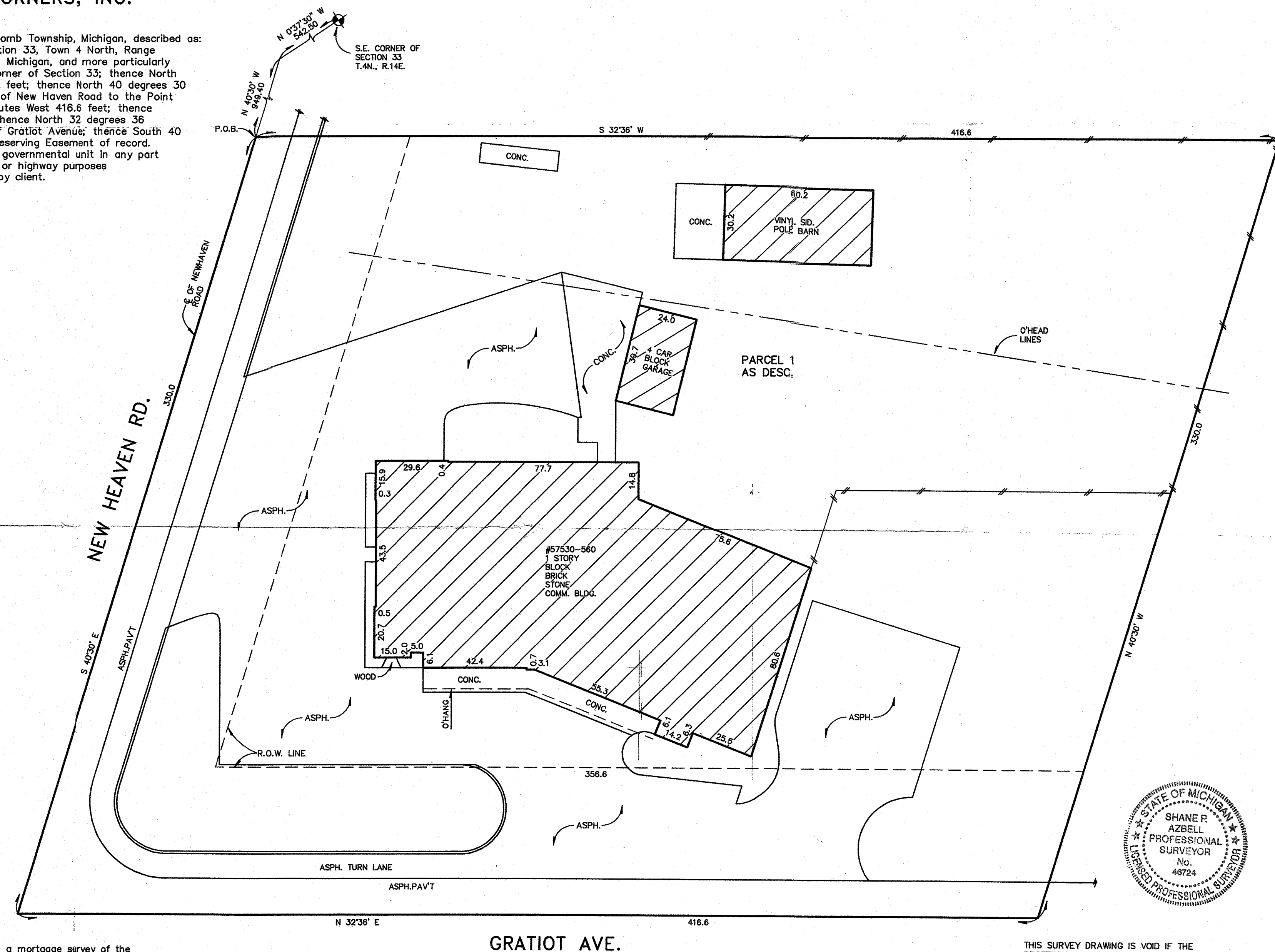
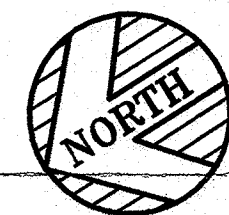
MORTGAGE SURVEY

Certified to: NEW HAVEN CORNERS, INC., CLINTON VALLEY TITLE COMPANY, COMERICA BANK

Applicant: NEW HAVEN CORNERS, INC.

Property Description:

Land situated in the Village of New Haven, Macomb Township, Michigan, described as:
 Parcel 1- A PARCEL OF LAND LOCATED IN Section 33, Town 4 North, Range 14 East, Village of New Haven, Macomb County, Michigan, and more particularly described as: Commencing at the Southeast corner of Section 33; thence North 00 degrees 37 minutes 30 seconds West 542.5 feet; thence North 40 degrees 30 minutes West 949.40 feet along the centerline of New Haven Road to the Point of Beginning; thence South 32 degrees 36 minutes West 416.6 feet; thence North 40 degrees 30 minutes West 330 feet; thence North 32 degrees 36 minutes East 416.6 feet along the centerline of Gratiot Avenue; thence South 40 degrees 30 minutes East 330 feet along the Reserving Easement of record. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.
 Note: The property description is as furnished by client.



WE HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the buildings and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fence or building lines.

Certified to all Title Companies.

SHANE P. AZBELL P.S. 46724

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

KEM-TEC
LAND SURVEYORS

22558 Gratiot Avenue
Eastpointe, MI 48021-2819
(981) 772-2252
FAX: (981) 772-4042

KEM-TEC WEST
LAND SURVEYORS

800 E. STADIUM
Ann Arbor, MI 48104-4308
(734) 964-0901 • (800) 435-8103
FAX: (734) 964-2007

PREPARED FOR: NEW HAVEN CORNERS, INC., CLINTON VALLEY TITLE COMPANY, COMERICA BANK

DATE: 9-27-05 JOB #: 05-29802

SCALE: 1"=30'

REV.:

DRW. BY: LAO/BDB

REV.: