APPENDIX LIST

APPENDIX A. CITIZEN SURVEY WITH TABULATIONS

APPENDIX B. MAP LIST – updated 2025

APPENDIX C. FIGURE LIST – updated 2025

APPENDIX D. RESOURCE LIST –updated 2025

APPENDIX E. SIGNED PLANNING COMMISSION RESOLUTION TO ADOPT MASTER PLAN

APPENDIX B. MAP LIST	Page
Map 2.1. Carrying Capacity	2-2
Map 2.2. Soil Associations	2-3
Map 2.3. Soil Conditions	2-7
Map 2.4. Water Resources	2-8
Map 2.5. Woodlands	2-9
Map 4.1. Existing Land Use	4-1
Map 6.1. School Districts	6-2
Map 6.2. State Game Areas	6-3
Map 9.1. Future Land Use updated 2025	9-4

APPENDIX C. FIGURE LIST updated 2025	<u>Page</u>
Figure 2.1. Climate Information	2-1
Figure 2.2. Features of Metamora-Capac-Corunna Soil Association	2-4
Figure 2.3. Features of Wixom-Wolcott-Pipestone Soil Association	2-4
Figure 2.4. Features of Perrin-Wasepi-Gilford Soil Association	2-5
Figure 2.5. Features of Pipestone-Granby-Chelsea Soil Association	2-5
Figure 2.6. Features of Marlette-Capac-Spinks Soil Association	2-6
Figure 3.1. Total Population for Decade Wells Township, Tuscola County, Michigan 1960-2022	3-1
Figure 3.2. Population by Year for Wells Township 2000-2022	3-2
Figure 3.3. Population Comparison by 5 Years for Wells Township & Tuscola County 2000-2020	3-2
Figure 3.4. Population Losses for Wells and Adjoining Townships 2000-2020	3-2
Figure 3.5. Wells Township Population by Gender & Age 2021	3-3
Figure 3.6. Wells Township Population by Gender 2021	3-4
Figure 3.7. Racial/Ethnic Makeup of Wells Township, Tuscola County, Michigan 2021	3-4
Figure 3.8. Educational Attainment Comparisons 2022	3-5
Figure 3.9. Economic Characteristic Comparisons 2000, 2014, 2022	3-5,3-6
Figure 3.10. Wells Township Median Household Income by Age of Householder 2021	3-6
Figure 3.11. Wells Township Households Distribution by Income Bracket and Age Group 2021	3-7
Figure 4.1. Figure 4.1. Wells Township Distribution of State Equalized Values 2009, 2022	4-1
Figure 4.2. Total Assessable Real Property Parcels by Land Use 2010 and 2022	4-2
Figure 4.3. Single Family Home Construction by Year 2000-2023	4-2
Figure 4.4. Estimated Housing Age by Year	4-2
Figure 4.5. Type of Housing Structures – Wells and Surrounding Townships 2022	4-3
Figure 4.6. Percent of Housing Structure Occupied and Vacant 2022	4-3
Figure 4.7. Assessed and Equalized Valuations for Tax Year 2022	4-4
Wells Township, Adjoining Townships, and Tuscola County	
Figure 4.8. Occupations for Employed Civilian Population 16 Years and Over 2022	4-4
Figure 4.9 Industries for Employed Civilian Population 16 Years and Older	4-5

APPENDIX D. RESOURCE LIST

updated 2025

David Rumsey Historical Map Collection, www.davidrumsey.com

Gary Howell

markrputnam@ipoetry.us

Michigan Department of Agriculture

Michigan Department of Natural Resources

Michigan Department of Treasury State Tax Commission 2009, Assessed and Equalized Valuation for Separately Equalized Classifications – Tuscola County

Michigan Resource Information System (MIRIS)

Michigan Townships Association publications, michigantownships.org website

Neilsberg Research, based on American Community Survey and Population Estimates Program, United States Census Bureau as reported on *Neilsburg.com*

soildatamart.nrcs.usda.gov

Sperling's Best Places Data Sources, www.bestplaces.net

State of Michigan 95th Legislature Regular Session of 2010, enrolled House Bill No. 6152

Township of Wells, Tuscola County, Michigan, Zoning Ordinance

Transportation Research Board, Highway Capacity Manual, 1996

Tuscola County Equalization office

Tuscola County General Development Plan, 2008, Prepared by Tuscola County Planning Commission

Tuscola County Road Commission

United States Census Bureau

American Community Survey 5-year estimates

Censusreporter.org/profiles/06000US2615785280-wells-township-tuscola-county-mi/
factfinder.census.gov
quickfacts.census.gov
Twenty-Second Decennial Census of the United States

United States Department of Agriculture Soil Conservation Service, Soil Survey of Tuscola County

Wells Township Board and citizens