



Nashville Comprehensive Plan

Redevelopment Commission & Town Council Meeting

May 7, 2025



Agenda

- Comprehensive Plan: Purpose & Limits
- Plan Development Process
- Public Engagement
- Vision & Guiding Principles
- Goals & Recommendations
- Actions & Implementation
- Adoption Process



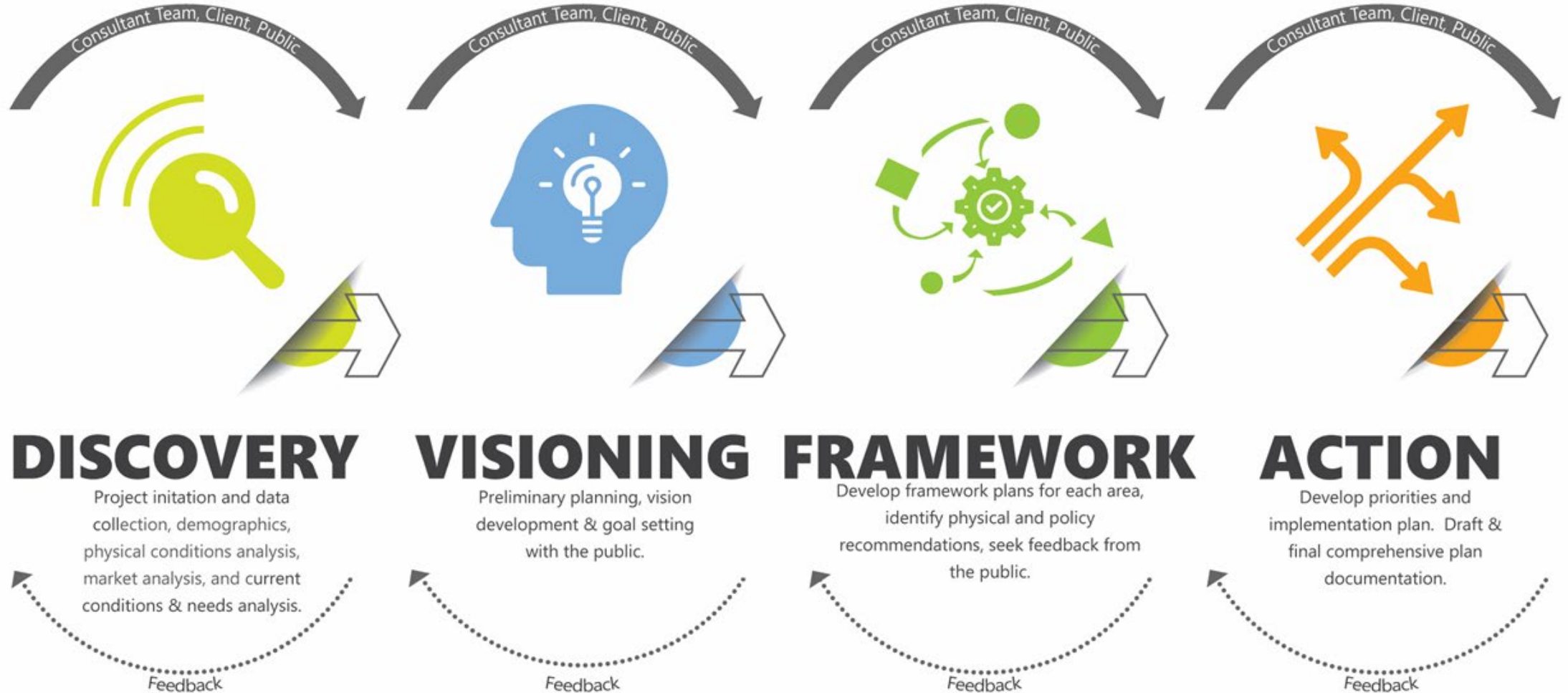
Purpose of the Comprehensive Plan

- A community-driven document
- Provides a bold vision built on consensus describing the future state of the community
- Contains goals and recommendations that guide how to address key issues and opportunities in the community to reach the plan's vision
- Presents the types of development patterns desired by residents to be implemented through public policy and investments

Limits of the Comprehensive Plan

- The comprehensive plan is not about politics
- The comprehensive plan has limited impact on social issues that are not directly related to development or land use
- The comprehensive plan is not law, it is a policy document to guide decisions
- The comprehensive plan makes recommendations—it cannot mandate actions
- The Plan's policies, projects, and programs are implemented by city officials, private investment, and citizens.

Plan Development Process



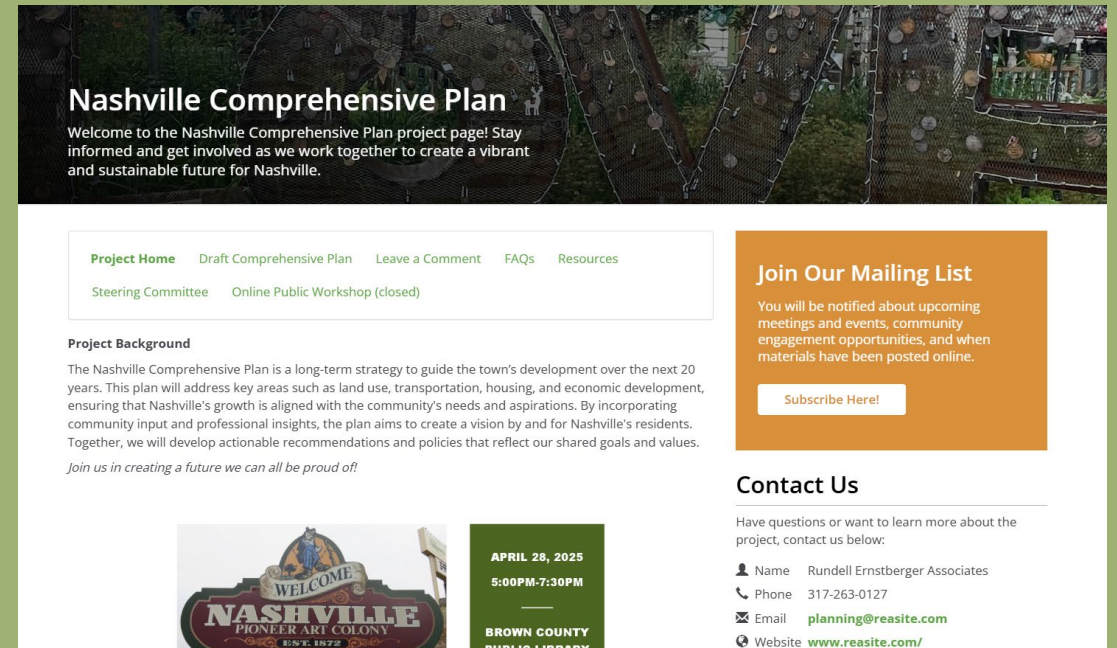


Public Engagement

August 2024-Present

Emails & Website

- 185 e-mail subscribers
- 3,588 total website views
 - 272 contributions
- 95 resident surveys
- 18 visitor surveys
- 6 online map contributions
- 12 online public workshop submissions
- 12 draft plan comment submissions
- 5 general comments



Pop-Up Events

- Nashville Night Out
 - 8/6/24
- Nashville Farmers Market
 - 8/25/24



Focus Groups & Steering Committee

- 15 Steering Committee Members
 - 5 meetings
- Focus Groups 9/10/24
 - 22 Attendees
 - Churches
 - Utilities, Transportation, & Environment
 - Government & Healthcare
 - Arts & Culture
 - Non-profits
 - Economic Development & Real Estate
 - Business Owners



Public Workshops & Draft Plan Open House

- Workshop 1: 9/24/24
 - 36 participants
- Workshop 2: 2/24/25
 - 43 participants
- Draft Plan Open House: 4/28/25
 - 46 participants
 - 34 comment cards received



Vision & Guiding Principles



Vision

Nashville is a thriving and welcoming town, where residents build meaningful lives. Nashville is a genuine community that reflects residents' values, supports its local businesses, and attracts visitors.

- Nashville has a variety of housing to serve its diverse population.
- Nashville protects its picturesque natural surroundings and tree canopy.
- Nashville celebrates its history as a pioneer village and an artists' colony through support for local education, the arts, and local businesses.
- Nashville strategically invests in thoughtfully planned infrastructure and developments. Its network of sidewalks and trails make it an accessible community for all.
- Nashville supports local schools and promotes opportunities for youth to engage in the community.

Guiding Principles

1. Establish clear development standards that support creativity while complementing Nashville's character.
2. Encourage the development of a variety of housing types to serve a diverse population.
3. Provide a transportation network that is safe, accessible, and well-connected with sidewalks and trails.
4. Celebrate the town's history through preservation, public art, and entertainment that engages people of all ages.
5. Protect natural resources by using them for outdoor recreation and integrating them into developments to enhance quality of life.
6. Develop design standards for the downtown that prioritize walkability and accessibility, and compatibility with existing buildings.
7. Optimize infrastructure investments for financially sustainable land use decisions and maintain quality community services.

Goals & Recommendations

- 7 Sections
- Each section includes a summary of background information and key challenges
- Each section includes action planning items to support the goals and recommendations of the chapter



Land Use & Development

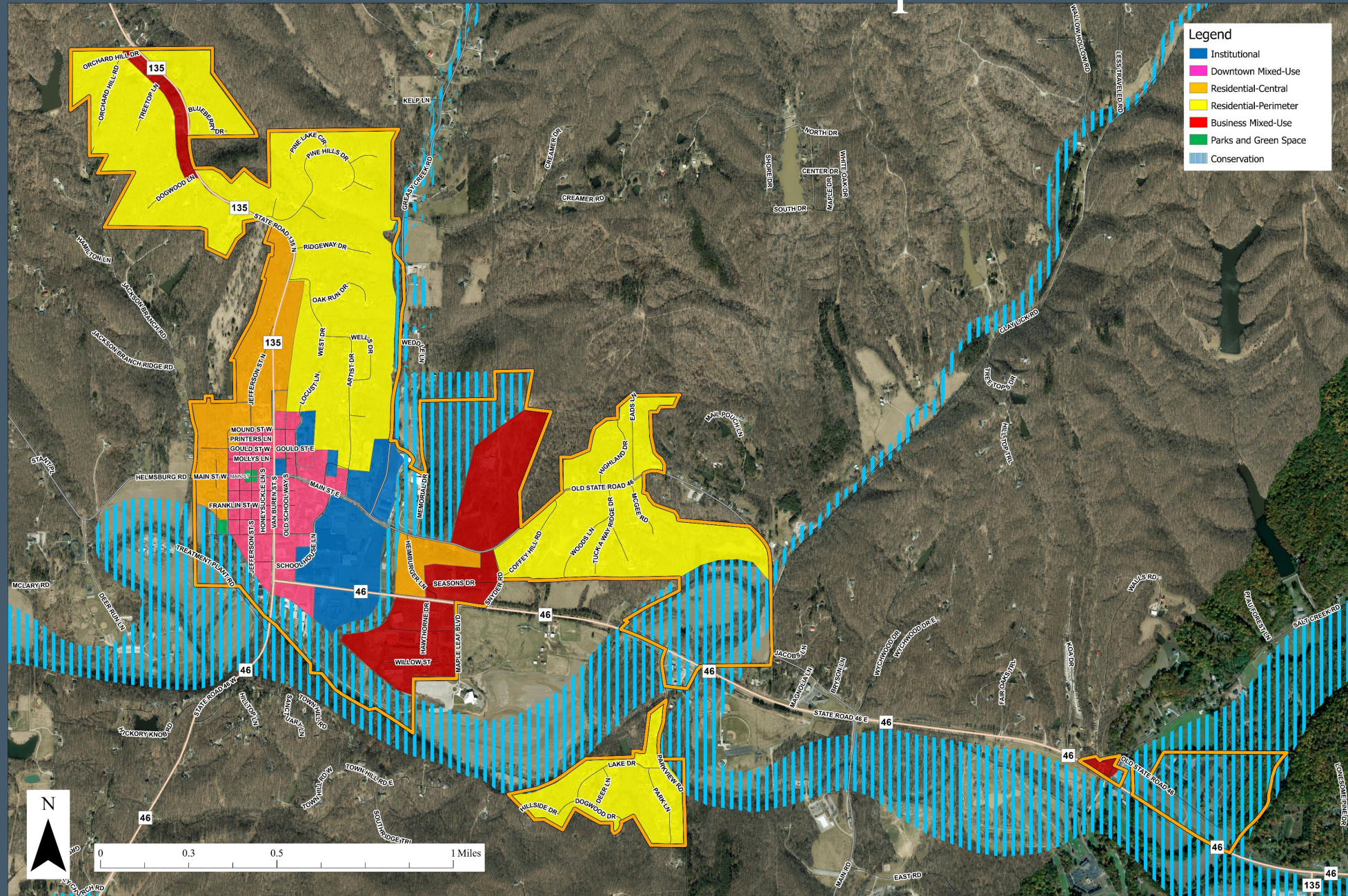
Goal

Nashville allows a variety of uses at appropriate scales. Buildings and outdoor spaces are creative and attractive. Development standards support community character and walkability.

Recommendations

1. Establish development standards that contribute to the established town character.
2. Provide opportunities for larger developments at appropriate locations.
3. Develop an outdoor merchandising and display permit with objective standards that prioritize sidewalk accessibility.
4. Preserve and integrate natural features into planning and development.
5. Encourage outdoor activity space in site design.
6. Require off-street parking lots to be located to the side or rear of buildings wherever possible.
7. Encourage the use of natural building materials, such as Brown County Stone.

Future Land Use Recommendations Map



Future Land Use Categories

- Conservation
 - Uses: outdoor recreation, nature conservation, agriculture
 - Character: small-scale or low-impact development, incorporate nature & green infrastructure
- Parks & Greenspace
 - Uses: parks, recreation, public restrooms, plazas & gathering spaces
 - Character: connected to sidewalks & trails, natural & sustainable landscaping, safe & welcoming
- Institutional
 - Uses: government buildings, schools, religious uses, community centers, & cultural centers
 - Character: community landmarks, incorporate public spaces, well-connected to users

Future Land Use Categories

- Residential-Central
 - Uses: single-family houses, multi-unit houses, apartments, townhouses, small-scale mixed-use
 - Character: compact development, pedestrian-oriented
- Residential-Perimeter
 - Uses: single-family houses, agriculture; duplex or ADU by special exception
 - Character: similar lot & building sizes, incorporate into existing landscape & topography

Future Land Use Categories

- Downtown Mixed Use
 - Uses: retail shops, offices, service businesses, restaurants & cafes, artisan crafts & manufacturing, galleries, apartments, lodging, institutional uses
 - Character: pedestrian-oriented, aligns to the street grid, courtyards & outdoor activity, street trees & planters, preserve or complement existing architectural styles
- Business Mixed Use
 - Uses: commercial & service businesses, retail, lodging, apartments or mixed-use, offices, small-scale industrial, institutional uses
 - Character: larger scaled buildings & sites, landscape buffer from residential uses, larger parking lots

Economic Development

Goal

Nashville has a strong economy that enhances quality of life for its residents and attracts visitors to the local businesses.

Recommendations

1. Collaborate with the Brown County Convention and Visitors Bureau to use tourism tax revenues on investments that both improve the visitor experience and improve quality of life for residents.
2. Explore opportunities to establish long-term partnerships with institutions in neighboring communities to enhance education, tourism, the arts, and more.
3. Support local artists and artisans as part of the local economy and tourism ecosystem.
4. Collaborate with the Convention and Visitors Bureau to improve coordination with local businesses and create opportunities for longer, consistent operating hours.
5. Support a resilient local economy by attracting a range of employment opportunities for residents.

Housing

Goal

Nashville has a variety of housing for a diverse and growing population. Nashville's housing has ownership and rental opportunities for a range of incomes and household sizes.

Recommendations

1. Support increasing the supply of housing including multi-unit apartment buildings
2. Allow building conversions and mixed-use buildings to increase housing.
3. Support increasing the supply of affordable or attainable housing. Educate the community on the benefits.
4. Support owner-occupied housing and long-term rentals by enforcing the short-term rental policies.
5. Maintain properties to preserve Nashville's desirable housing stock and town pride.

Town Connectivity & Transportation

Goal

Nashville maintains a comprehensive network of streets, sidewalks, and trails that are safe and accessible.

Recommendations

1. The transportation network is safe and accessible for all transportation modes.
2. Sidewalks and trails connect important destinations throughout the town. All schools and residential areas have sidewalks or trail connections.
3. Retail areas have wide sidewalks with space for pedestrian movement and outdoor activity.
4. Streets and intersections are safe and well-maintained for motorists, pedestrians, and bicyclists. Key intersections have clear visibility and marked crosswalks.
5. Parking areas are clearly identified and connected to pedestrian infrastructure. Parking is paved with a hard surface material or permeable pavers/surface.
6. Expand the trail network so that trails connect to each other and destinations in Nashville and Brown County.
7. Apply street and gateway design recommendations to street improvement projects.

Nature & Outdoor Activities

Goal

Nashville's scenic environment inspired the Brown County Art Colony and attracts residents and visitors. The town values nature preservation, beautiful landscapes, and outdoor activities that enhance quality of life.

Recommendations

1. Identify important natural features for protection and apply development restrictions.
2. Use undevelopable areas and environmental protection areas for outdoor recreation, trails, and public health.
3. Develop landscape preservation guidelines for the tree canopy, hills, ridges, forests, and creeks that encourage integrated design.
4. Create a policy to allow flexibility of development standards in favor of preserving or increasing natural elements—examples include existing trees, larger greenspaces, etc.
5. Celebrate community pride and beautification through landscaping—natural or cultivated—where possible.
6. Collaborate with Brown County State Park for natural preservation and recreation opportunities.

Arts & History

Goal

Nashville originated as a pioneer colony, whose people and landscape served as inspiration for the Brown County Art Colony, established around the turn of the 20th Century. Nashville continues this legacy by supporting artists and artisans and engaging with the community through public art, history, events, festivals, and entertainment.

Recommendations

1. Promote public art as a tool to preserve Nashville's history and sense of community.
2. Establish preservation design guidelines for the Nashville Historic District (DNR National Register).
3. Honor the resiliency of Nashville's pioneers through supporting the Brown County Historical Society and Pioneer Village Museum.
4. Create opportunities for multi-generational community engagement through art, artisan crafts, performing arts, music, and historical tours and demonstrations.
5. Remain a top art destination in the Midwest.
6. Support culinary arts, specialty foods, restaurants, and hospitality that contribute to and support local arts.

Utility Infrastructure & Public Services

Goal

Nashville optimizes infrastructure investments through compact development. Nashville plans for needed infrastructure improvements.

Nashville's public services are a valued community resource.

Recommendations

1. Development is directed to areas with existing connections to utilities infrastructure, or areas identified for expansion in the Water, Wastewater, and Stormwater Master Plans.
2. Transportation infrastructure is well-maintained.
3. Utilities are respectful of natural resources; avoid tree trimming, and limit grade changes.
4. Public and emergency services have appropriate resources for levels of service.

Actions & Implementation

Identify action steps to achieve the goals.
Identify partnerships.



Actions & Implementation

Using the Plan

- A guide for the future
- Choosing where to grow and where to preserve
- Acts as a foundation for future changes
- Evaluate new development
- New or Amended Ordinances
- Infrastructure Investments
- Federal Funding

Updating the Plan

- Evaluations every 5 years
- Full Updates every 10-20 years

Implementation Matrix

- A strategy for accomplishing the vision and goals of the Plan
- Estimates timeframes for completing tasks
 - Less than 1 year
 - 1 to 3 years
 - 3 years or more
 - Ongoing: regular tasks or as needed
- Identifies Partners
- Helps identify needs for staff and the town budget

Recommendation	Action Steps	Time-frame	Partnerships
Land Use & Development			
1. Establish development standards that contribute to the established town character	a. Establish form-based codes based on existing development to achieve objective design standards		• Redevelopment Commission • Area Planning Commission • Planning Department
2. Provide opportunities for larger developments at appropriate locations.	a. Allow for increased housing density in the Residential-Central, and Downtown and Business Mixed Use categories identified on the future land use plan		• Redevelopment Commission • Area Planning Commission • Board of Zoning Appeals • Planning Department
	b. Allow for greater lot coverage and up to three-story buildings in the Downtown Mixed Use category identified on the future land use plan		• Redevelopment Commission • Development Review Commission • Area Planning Commission • Board of Zoning Appeals • Planning Department
3. Develop an outdoor merchandising and display permit with objective standards that prioritize sidewalk accessibility.	a. Adopt the recommended regulations for outdoor displays of merchandise		• Town Council • Development Review Commission • Parking & Public Facilities Commission
	b. Require a minimum 3-foot clearance on sidewalks with outdoor displays		• Town Council • Development Review Commission • Parking & Public Facilities Commission • Utility Service Board
4. Preserve and integrate natural features into planning and development.	a. Establish policies to promote increased landscaping and green space		• Redevelopment Commission • Development Review Commission • Area Planning Commission • Board of Zoning Appeals • Planning Department
	b. Adopt landscaping standards in the zoning ordinance		• Redevelopment Commission • Development Review Commission • Area Planning Commission • Board of Zoning Appeals • Planning Department

Adoption Process



Public Hearings & Adoption

- Redevelopment Commission, May 7
 - Certify the recommendation to the Brown County Area Plan Commission
- Brown County Area Planning Commission, May 27
 - Receives a recommendation by the RDC
 - Certify the recommendation to the Nashville Town Council
- Nashville Town Council, June 18
 - Receives a recommendation by APC
 - Resolution to adopt the Nashville Comprehensive Plan
 - File with the Brown County Recorder



Thank you!