

Nashville Comprehensive Plan Public Workshop

Purpose of the Vision Statement:

The vision statement outlines the community’s long-term aspirations. The Comprehensive Plan sets a vision for 20 years into the future. The vision statement is intended to be read as stating what is true in Nashville in the year 2045. Elements of the vision statement might already be true today, and that means it’s important to preserve and carry forward those elements.

Vision Statement	Agree as written	Agree, but change wording	Disagree Describe why you disagree with the statement
Nashville is a thriving and welcoming town, where residents build meaningful lives. Nashville is an authentic 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 public schools and promotes opportunities for youth to engage in the community.			

Purpose of the Guiding Planning Principles:

The guiding planning principles serve as guidelines to inform decision-making. By applying the guiding planning principles in decision-making, the outcomes should be aligned with the community’s long-term vision.

Guiding Planning Principles	Agree as written	Agree, but change wording	Disagree Describe why you disagree with the statement
Establish clear development standards that support creativity while complementing Nashville’s character			
Encourage the development of a variety of housing types to serve a diverse population.			
Provide a transportation network that is safe, accessible, and well-connected with sidewalks and trails.			
Celebrate the town’s history through preservation, public art, and entertainment that engages people of all ages.			
Protect natural resources by using them for outdoor recreation and integrating them into developments to enhance quality of life.			
Develop design standards for the Downtown that prioritize walkability and compatibility with existing buildings.			
Optimize infrastructure investments for financially sustainable land use decisions and to maintain quality community services.			

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Plan Elements: Goals & Recommendations

Sheet 2

Instructions:
The following elements include the comprehensive plan **goals for the next 20 years**, and recommendations for achieving those goals. With your group, read the text for each element and discuss if these goals align with the vision statement and planning principles from Sheet 1. Write any suggestions for changes and/or anything you think needs to be included. If you disagree, please provide a detailed explanation.

Town Connectivity & Transportation

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

- The transportation network is safe and accessible for all transportation modes.
- Sidewalks and trails connect important destinations throughout the town. All schools have a sidewalk or trail connection.
- Retail areas have wide sidewalks with space for pedestrian movement and outdoor displays.
- Streets and intersections are safe and well-maintained for motorists, pedestrians, and bicyclists. Intersections have clear visibility and marked crosswalks.
- Parking areas are clearly identified and connected to pedestrian infrastructure. Parking is paved with a hard surface material or permeable paver/surface.

Comments

Housing

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.

- Support increasing the supply of housing including multi-unit apartment buildings.
- Allow building conversions and mixed-use buildings.
- Support increasing the supply of affordable or attainable housing. Educate the community on the benefits.
- Support owner-occupied housing and long-term rentals by enforcing the short-term rental policies.

Comments

Utility Infrastructure & Public Services

Nashville optimizes infrastructure investments through compact development. Nashville plans for needed infrastructure improvements. Nashville’s public services are a valued community resource.

- Development is directed to areas with existing connections to utilities infrastructure.
- Transportation infrastructure is well-maintained.
- Utilities are respectful of natural resources, avoid tree trimming, and limit grade changes.
- Public and emergency services have appropriate resources for levels of service.

Comments

Nature & Outdoor Activities

Nashville’s scenic environment was the inspiration for the Brown County Art Colony. The town values nature preservation, beautiful landscapes, and outdoor activities that enhance quality of life.

- Identify important natural features for protection and apply development restrictions.
- Utilize undevelopable areas and environmental protection areas for outdoor recreation, trails, and public health.
- Develop landscape preservation guidelines for the tree canopy, hills, ridges, forests, and creeks that encourage integrated design.
- Create a policy for reduced development standards in favor of preserving or increasing landscaping—examples include setback variances, parking reductions, or density bonuses.
- Celebrate community pride and beautification through landscaping.
- Collaborate with Brown County State Park for natural preservation and recreation opportunities.

Comments

Economic Development

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

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

Comments

Land Use & Development

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

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

Comments

Arts & History

Nashville was part of the Brown County Art Colony established around the turn of the 20th Century. Nashville continues its art legacy by supporting artists and artisans and engaging with the community through public art, events, festivals, and entertainment.

- Promote public art as a tool to preserve Nashville’s history and sense of community.
- Identify historic preservation sites and establish preservation guidelines.
- Create opportunities for multi-generational community engagement through art, artisan crafts, and performing arts.
- Continue being an art destination for artists across the Midwest.
- Support culinary arts, specialty foods, restaurants, and hospitality that contribute to and support local arts.

Comments

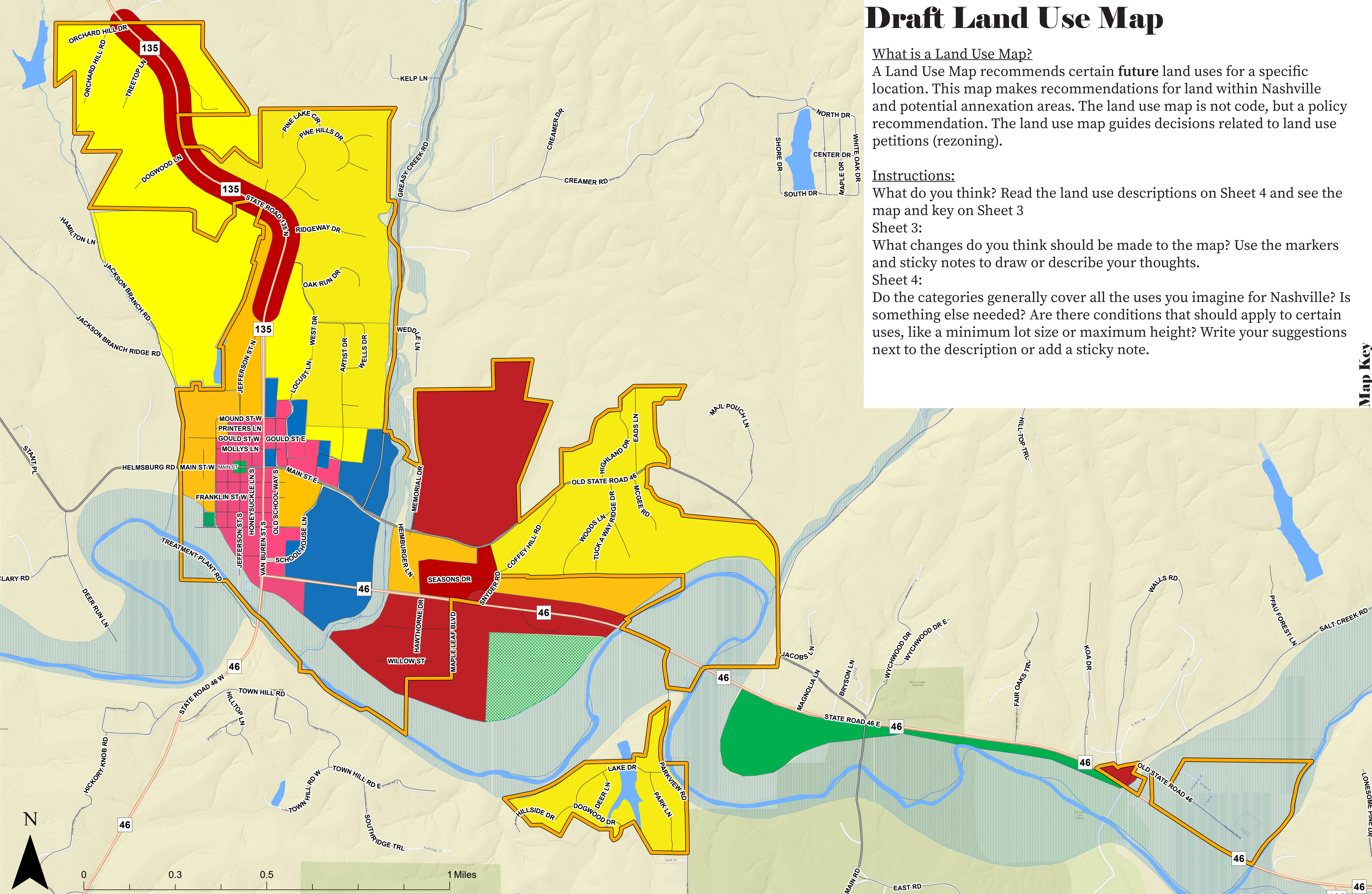
Draft Land Use Map

What is a Land Use Map?
A Land Use Map recommends certain **future** land uses for a specific location. This map makes recommendations for land within Nashville and potential annexation areas. The land use map is not code, but a policy recommendation. The land use map guides decisions related to land use petitions (rezoning).

Instructions:
What do you think? Read the land use descriptions on Sheet 4 and see the map and key on Sheet 3
Sheet 3:
What changes do you think should be made to the map? Use the markers and sticky notes to draw or describe your thoughts.
Sheet 4:
Do the categories generally cover all the uses you imagine for Nashville? Is something else needed? Are there conditions that should apply to certain uses, like a minimum lot size or maximum height? Write your suggestions next to the description or add a sticky note.

Map Key

- Institutional
- Downtown Mixed-Use
- Residential-Central
- Residential- Perimeter
- Business Mixed-Use
- Parks & Greenspace
- Agriculture
- Conservation



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Example	Land Use Description	Comments	Example	Land Use Description	Comments
	Institutional Uses include government facilities, libraries, community buildings, religious buildings, schools, utility facilities, and other similar uses. These uses should be located near downtown or along major traffic corridors. Some uses may locate at the edges of residential areas. As some of the most prominent buildings, these sites should have quality design and architecture.			Business Mixed-Use This category encompasses a mix of commercial, residential, and small industrial uses that are located around SR 46/135 north and east of downtown. These may include commercial or service businesses, retail, offices, apartments, lodging, and small-scale industrial uses such as vehicle services, building contractors and trades, breweries and distilleries, and research and development technologies. This category differs from the Downtown Mixed-Use in that these sites would allow for larger buildings and parking areas. Light industrial sites should be at least 1 acre.	
	Downtown Mixed-Use This area follows the Village District Map, plus extending to Van Buren and SR 46/135. Uses include businesses, offices, retail, restaurants, artisans, apartments and other residential, and lodging. Sites should be designed so that buildings are at the front property line, with some larger front yards for plazas or outdoor dining. Entrances should face the public sidewalk and off-street parking lots should be in side or rear yards.			Parks & Greenspace This category should apply to existing or proposed parks. These include recreation areas, public plazas and greenspace, and public restrooms. All parks should have access to sidewalks and/or trails.	
	Residential-Central This category mostly applies to residential areas in or near Nashville's historic town plat or east along SR 46/135. This category would allow for all types of residential uses: detached houses, duplexes, multi-unit houses, townhouses or condos, and apartments. Building entrances should face the public sidewalk/ street and front yards should be of similar size (topography permitting). Infill development near downtown should complement the surrounding scale (size/height) and driveways should be off the alley (where they exist).			Agriculture This use is probably most applicable to potential annexation sites. Uses include farmland and crops, livestock, and related residential (i.e. farmhouses). This use should only apply to sites 1 acre or larger.	
	Residential-Perimeter This category is mostly detached houses. Developments should connect to public utilities, preserve the existing tree canopy, and avoid steep slopes and erosion-prone locations. Developments on hillsides should preserve the natural topography to the extent possible. Accessory units, duplexes, and triplexes could be permitted by a special exception petition subject to specific conditions (for example, not for short-term rentals. STRs have a separate special exception process).			Conservation This category applies mostly to floodway/floodplain locations, wetlands, forests, ridges, and steep slopes. Floodway/Floodplain sites should have flood insurance and comply with all applicable requirements. These sites should limit land alterations/grading and removing trees. Buildings and vehicle traffic should be minimal. Strategies to preserve sensitive areas may include bioswales to absorb stormwater or using permeable pavers. Suggested uses include wildlife and natural habitats, agriculture, and recreation-such as mountain biking, trails for hiking, walking, and running; wildlife viewing/birding; fishing; hunting; gardens; en plein air painting; and more. Uses may include educational or tourism components.	

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Is this Nashville?

Think about what Nashville could look like **in 20 years**. Which of these examples do you think fit the town’s vision for the future? Add a dot for your choices. You can chose more than one. *Note that the town cannot require or prohibit specific businesses, etc., but policies can direct where a business or use is located and some aspects of how they look.

Dwelling Types: 1 to 3-Units & Townhouses



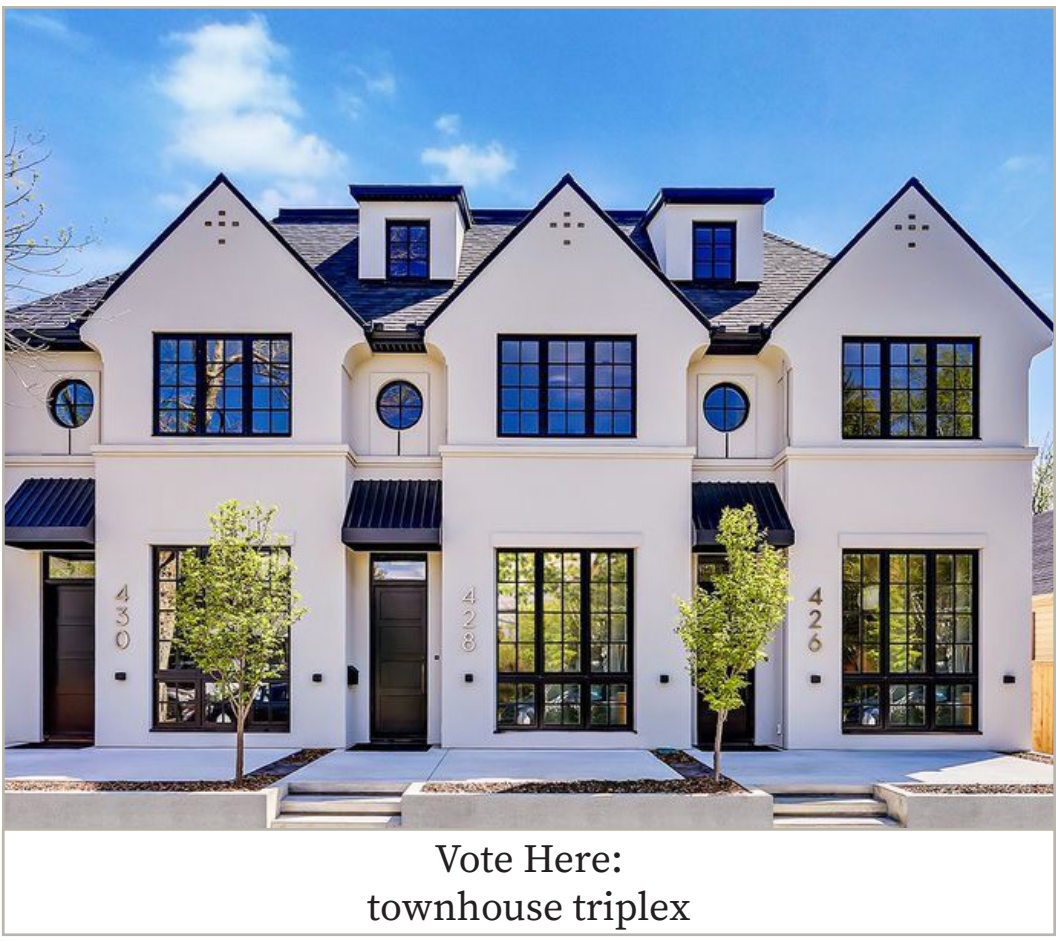
Vote Here:
detached house (single-family)



Vote Here:
house with attached accessory unit



Vote Here:
duplex or triplex



Vote Here:
townhouse triplex

Quadplex Designs



Vote Here:
2 over 2, minimalist architecture



Vote Here:
2 over 2, traditional/revival architecture



Vote Here:
townhouse quad, traditional architecture



Vote Here:
townhouse quad, modern architecture

Apartment/ Multi-Dwelling Designs



Vote Here:
Traditional apartments w/ attached garages



Vote Here:
Hillside Condos, modern



Vote Here:
Traditional apartments, 3-story



Vote Here:
Modern apartments, 3-story

Downtown Infill Types & Designs



Vote Here:
small mixed-use



Vote Here:
historic remodels



Vote Here:
modern mixed-use



Vote Here:
modern mixed-use

Businesses Types



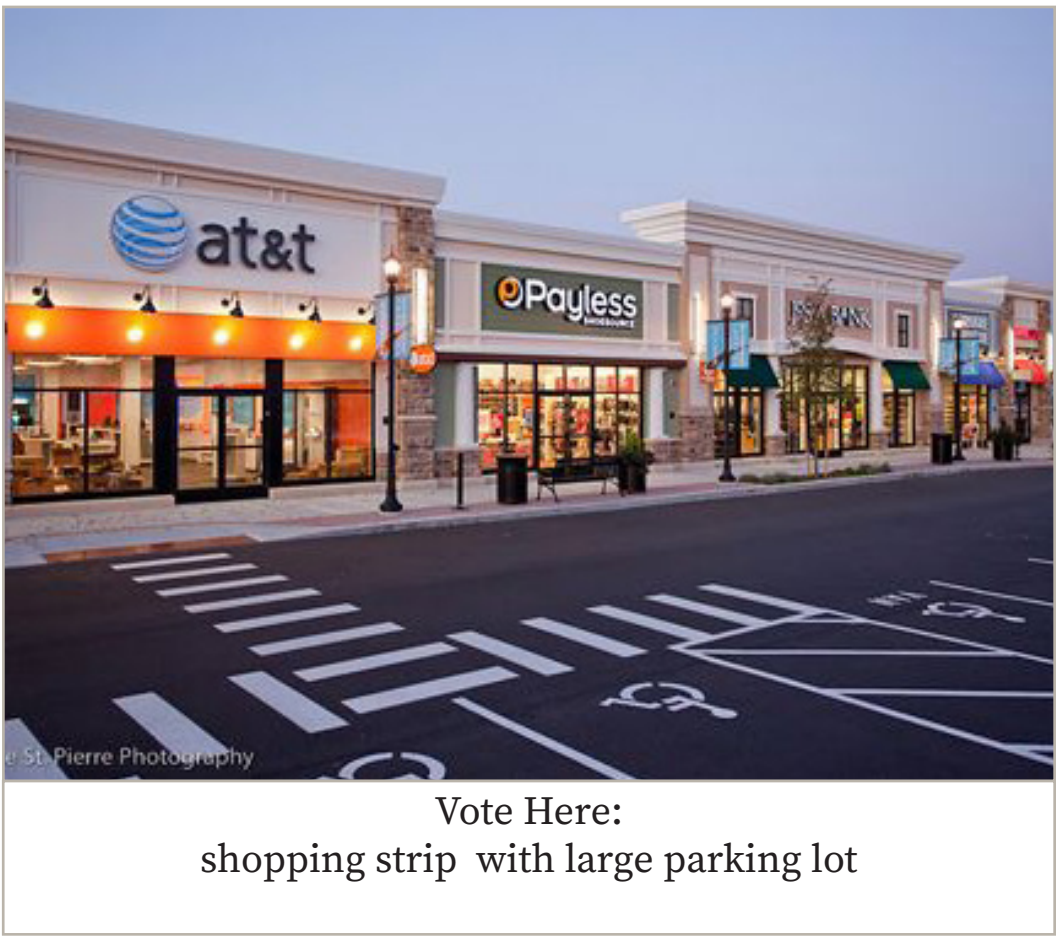
Vote Here:
office & warehouse or shop building with small parking lot



Vote Here:
single-tenant commercial with small parking lot



Vote Here:
office/commercial strip, for sale or lease with small parking lot



Vote Here:
shopping strip with large parking lot

Town Gateway Designs



Vote Here:
Gateway Arch Sign



Vote Here:
Shelter w/ sign



Vote Here:
Monument Sign



Vote Here:
Sidewalk or trail gateway w/ streetlight signs