



# 1. Executive Summary

The 124<sup>th</sup> Street and Capitol Drive Neighborhood Plan: Part I is the latest update to the Brookfield Year 2020 Master Plan (December 1999).

## Goal/Vision

The 124<sup>th</sup> Street and Capitol Drive neighborhood will serve as a **gateway** into the City of Brookfield, and become a **destination district** for residents, businesses and the surrounding metropolitan area. It will utilize land uses that include regionally-scaled retail and industrial uses that will complement the larger “big box” retail developments across 124<sup>th</sup> Street in the City of Wauwatosa; establish a new high-quality design aesthetic through structure and site development, building upon the industrial feel of an area commonly known as the Northeast Industrial Area; provide an interconnected circulation network for cars, bicycles, pedestrians, and transit to access and maneuver through the area; and provide the necessary infrastructure to support the area's land use and design needs.

## Design

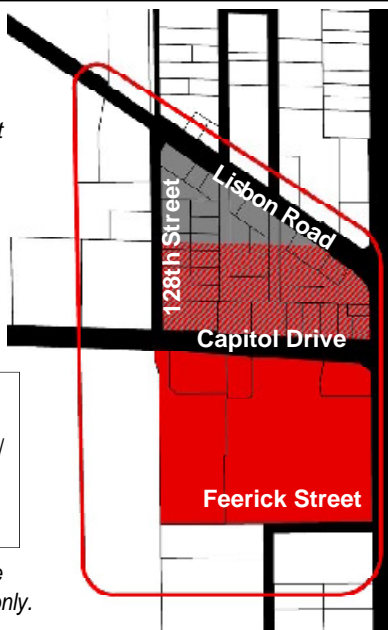


## Land Use

- \* First Preference: Home Gallery District
- \* Second Preference: Medium Box Retail



\* Capitol Drive frontage limited to retail uses only.



## Circulation

