



# Banbury Place

Tour by Ned Noel, Associate Planner, AICP, City of Eau Claire





DRAWN BY H. BROUEN



WEST SIDE PUBLIC SCHOOL

REFERENCES:  
 A. COURT HOUSE  
 B. E. S. PUBLIC SCHOOL  
 C. M. J. PUBLIC  
 D. WEST SIDE PARK  
 E. UNIVERSITY SQUARE  
 F. R. H. DEPT

BIRD'S EYE VIEW OF THE CITY OF

# EAU CLAIRE

LOOKING EAU CLAIRE COUNTY WIS. NORTH EAST.  
 1872

## CHURCHES.

- 1. N. BAPTIST
- 2. PRESBYTERIAN
- 3. CONGREGATIONAL
- 4. M. S. BAPTIST
- 5. METHODIST
- 6. LUTHERAN
- 7. CATHOLIC
- 8. UNIVERSALIST



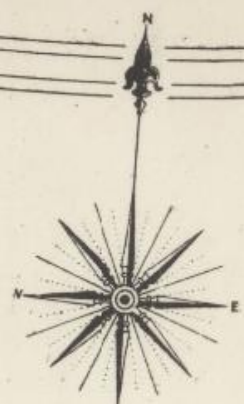
EAST SIDE PUBLIC SCHOOL



OCT. 1883  
**EAU CLAIRE**  
WIS.

No Exposure.

NORTH SIDE



SEE DETACHED BELOW.

EAU CLAIRE LUMBER CO'S

Sorting Shed.

LUMBER SHED.

Lath Shed.  
ROADWAY.

Lath Shed.

**EAU CLAIRE LUMBER CO'S WATER POWER SAW MILL.**  
ELECTRIC LIGHTS IN MILL, KEROSENE OIL IN CLOSED LAMPS (WHEN REQUIRED) 2 NIGHT & 1 SUNDAY WATCHMAN WHEN IN OPERATION  
GENERAL YARD WATCHMAN AT ALL TIMES. 800' 2 1/2" HOSE IN CONNECTIONS IN PUMP NO. 26 WEST OF MILL, STAND PIPE, NO. 8 HOSE  
INTERESTS AND ON PREMISES.

RIVER.

EAU CLAIRE

CLAIRE LUMBER CO'S.

"HILL YARD."

AVE 3 1/2 MILLION FT.

Sorting Shed.

SHAPING, GERRING, TURNING WHEELS  
AND LATH MILL SET  
2 GANGS (22 & 28" SAWS) BY 2 CIRCULAR  
SAWS 24"  
ABOUT 100 HP.

PLATFORM IN REAR OF STATIONARY LADDERS  
EACH END.  
Shingle Shed.

NO EXPOSURE.

CONTINUE EAST FROM HILL YARD

# History Snapshot

<http://www.banbury.com/about-us/history/>

May 23, 1917 - Gillette Safety Tire Co. produces its first tire.

1919 - Rubber Workers Union No. 16454 forms with 285 members.

1925 - Experiencing financial trouble, the company reorganizes under new management.

1935 - United Rubber Workers of America Local 19 forms.

1940 - U.S. Rubber acquires controlling interest of the company. The plant retains the Gillette Tire Co. name.

1942 - The government buys the plant, converting the facility into an ammunition factory.

Aug. 17, 1942 - Eau Claire Ordnance Plant opens. At its peak, it employs 6,200 workers; 61 percent are women.

1943 - The factory receives an Army-Navy "E" Award for excellence in production.

# History Snapshot

<http://www.banbury.com/about-us/history/>

Dec. 31, 1943 - U.S. Rubber repurchases the property for \$1,025,000.

October 1944 - Production of synthetic rubber tires resumes.

1947 - The factory size doubles. The plant employs 4,400 workers, churning out 20,000 tires daily.

1951 - The company builds a 77,000-square-foot addition.

1965 - The facility expands, making the plant the nation's third largest tire factory.

1967 - U.S. Rubber subsidiaries consolidate under the Uniroyal name.

1967 - Company employees join a nationwide strike stretching 97 days.

1986 - Uniroyal and B.F. Goodrich Co. merge.

April 1990 - Michelin Group buys Uniroyal Goodrich Tire Co.

June 26, 1992 - The factory closes, displacing 1,358 workers.

Aug. 1, 1992 - Eau Claire developers Bill Cigan and Jack Kaiser buy the property, renaming it Banbury Place.

# Beginnings



Wisconsin Historical Society Collection Name:Uniroyal, inc. (Eau Claire, Wis.) : Uniroyal, inc. Eau Claire plant records, 1917-1990



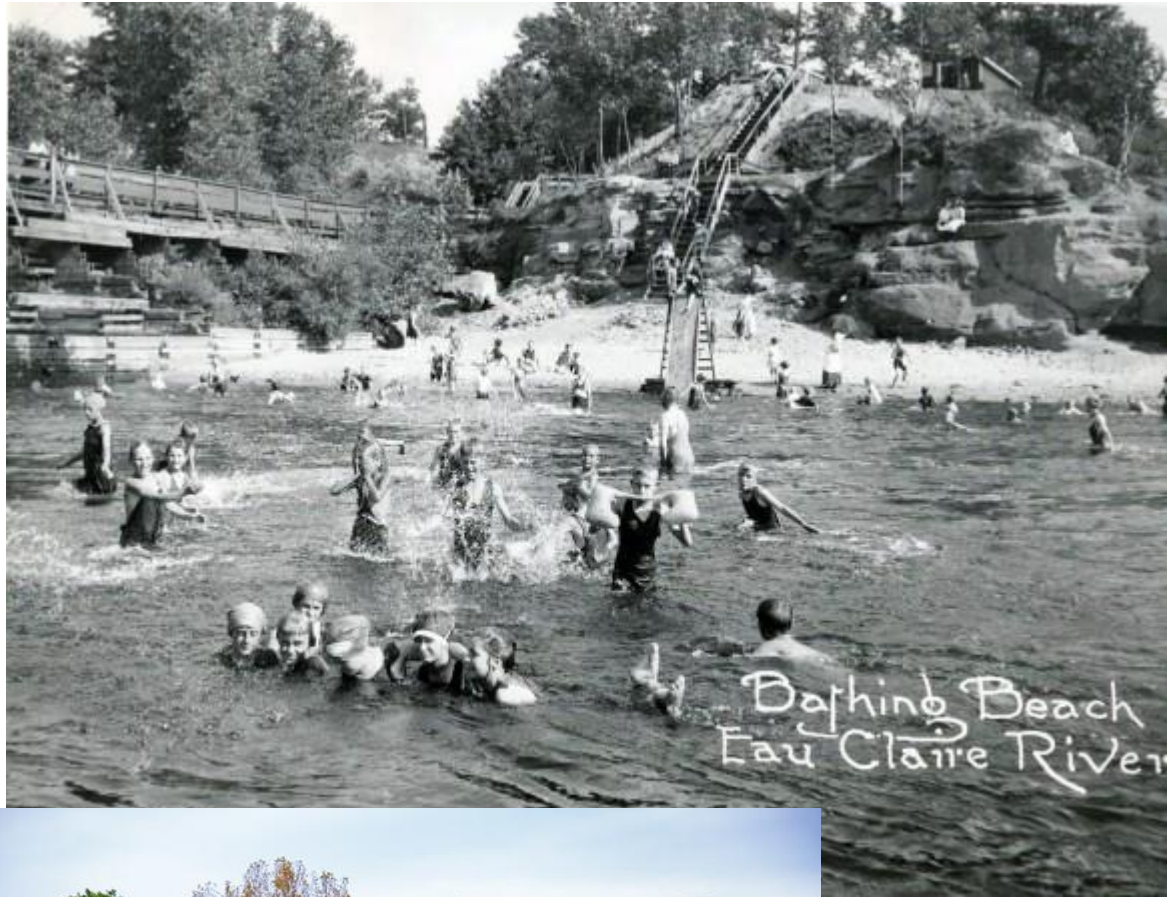
















LE Phillips Career  
Development Center

Rōnin Fitness

Hand in Hand-A  
Place Children

Banbury Place

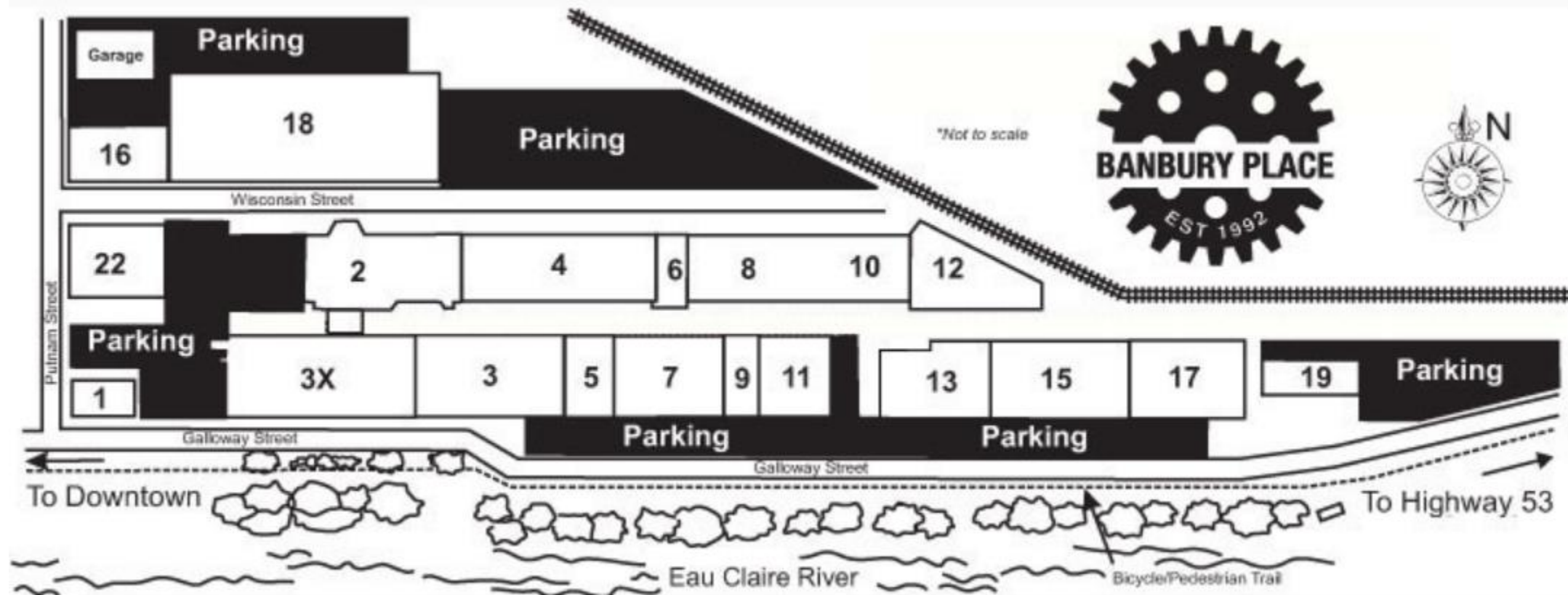
Honest Roast Coffee

Galloway St

Galloway St





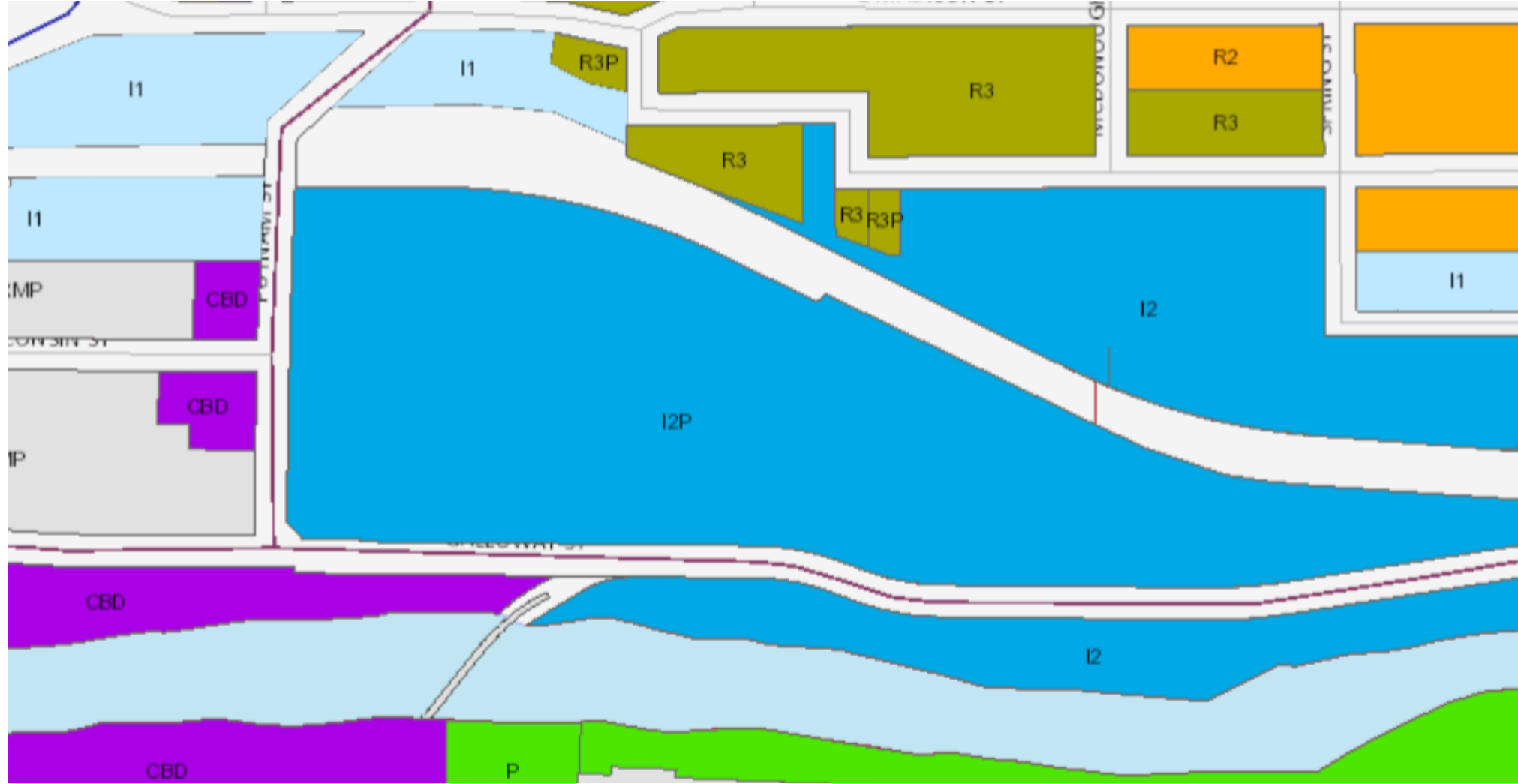


# Rezoning

## 18.10.060 Standards and Special Requirements for a Commercial and Industrial Planned Development.

- C. Mixed Use Planned Development. For large scale projects involving the reuse of older buildings or sites, the commission may allow uses within a planned development which are not allowed within the underlying zoning district, provided the commission finds them to be compatible and harmoniously incorporated into the unitary design of the planned development and consistent with the purpose of this chapter, as provided in s. 18.10.010. With the approval of a mixed use planned development, the commission shall also approve, as part of the general development plan for the property, a plan for the location of the general uses within the project.









Warehouse

Apartments

Daycare

Law

Offices

Manufacture

American Phoenix

Warehouse

Art/  
Incubator

Manufacture

Warehouse

Vacant

LE Phillips Career  
Development Center

Rōnin Fitness

Galloway St

Galloway St



# Diverse Tenant Mix

- Apartments
- Restaurant
- Offices / Professional Services
- Daycare
- Fitness
- Manufacturing
- Technology
- Artisans
- Food processing
- Home Improvement
- Storage



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# Industrial Rubber Mixing Experts

Industry leader since 1992.

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## Products

Our rubber compounds are used in many different end products with a variety of industries across America. American Phoenix, targets large scale manufacturers, using customer supplied recipes, that require either Synthetic Rubber or Natural Rubber production.

- ✓ Synthetic Rubber
- ✓ Natural Rubber

## Industries Served

- ✓ Heavy Mining Conveyor Belts
- ✓ Tire and Track
- ✓ Tire Retreads
- ✓ Conveyor Belts
- ✓ Agricultural Tires & Tracks
- ✓ Wire and Hose
- ✓ Industrial Components
- ✓ Rollers



**Questions?  
Contact our Sales  
Department**

**Mike Amis**

NATIONAL SALES MANAGER

Phone: 815- 245-9257

Email: [mamis@apimix.net](mailto:mamis@apimix.net)

# Business incubator success

- Infinity Winery & Distillery
- Dynamic Fitness
- WIN Technology / Data Center







**FEBRUARY 7 - 8, 2020**

**FRIDAY 4PM - 9PM • SATURDAY 9AM - 4PM**

**LOOK FOR THE GREEN AWNING! 930 Galloway Street Building 10 & 13**



Follow us on Facebook and Instagram  
Questions? [banburyartcrawl@gmail.com](mailto:banburyartcrawl@gmail.com)

**Parking  
(Wisconsin St.)**

[illegible]

Map of Building 10 showing the Art Crawl route. The route is marked with a star and a line connecting numbered stops 1 through 31. The map includes a legend for Art Crawl info, Restrooms, Food, Coffee, Music, and Handicap Accessibility.





**FORAGE**

NEIGHBORHOOD KITCHEN + SPACE

# Shared Commercial Kitchen

Forage is a space where  
your ideas have room to  
take root, grow, and thrive.

# Future plans

- Banbury Place, Inc. to turn the six-story building into a mixed use building consisting of apartments, office space and warehouse space. The building is currently being used for warehouse storage.
- According to the request made to the city, there are no firm plans in place or a time frame for development.
- <http://wqow.com/news/top-stories/2018/11/29/on-the-agenda-apartment-space-sought-for-banbury-place-us-bank-building/>

