

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit by Royal Rainbow Christian Academy to operate a childcare center located at 2135 S Business Dr.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 19, 2026

MEETING DATE: October 27, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Royal Rainbow Christian Academy is proposing to operate a childcare center located at 2135 South Business Dr. The applicant states the following:

- The applicant is proposing to operate Royal Rainbow Christian Academy as a childcare/ daycare center serving children in a safe, structured, and nurturing environment.
- The daycare will operate primarily indoors, with outdoor activities/play occurring in the designated outdoor area, if applicable.
- The center will provide childcare and early learning activities appropriate for the ages of the children enrolled. Services may include supervised play, age-appropriate educational activities, meals/snacks as permitted, nap/rest periods, social development, arts and crafts, and other activities that support children's growth and development.
- The center is expected to serve approximately 35 children, with approximately 6 employees/staff members. The anticipated daily attendance will be approximately 30 children. Enrollment and staffing will remain within any limits established by the City, State of Wisconsin, and applicable childcare licensing requirements.
- The proposed daycare will use approximately 2,500 square feet of building space.
- Any improvements will be limited to those necessary to safely and appropriately operate the daycare. Proposed improvements may include [interior remodeling, classroom areas, child-safe fixtures, restroom improvements, fencing, playground/outdoor play area, landscaping, signage, parking improvements, lighting, stormwater improvements, etc.]. All improvements will be completed in accordance with applicable building, zoning, fire, safety, and childcare regulations.
- The building will maintain a clean, welcoming, and professional appearance that is appropriate for a childcare center and compatible with the surrounding properties. Exterior materials, colors, landscaping, lighting, and signage will be selected to complement the existing neighborhood and property.

- Any renovations will be completed as required by applicable codes and licensing standards.
- The applicant believes the property provides adequate off-street parking for employees, parents/guardians, visitors, and other expected traffic. Pick-up and drop-off procedures will be organized to reduce congestion and maintain safe access to the property.
- The proposed signage will identify Royal Rainbow Christian Academy and will be designed to be professional, attractive, and consistent with applicable City sign requirements.
- The anticipated timeline for opening the daycare is January 2027. The estimated cost/value of the proposed improvements is approximately \$30,000.00.
- The proposed daycare is intended to be compatible with surrounding properties because it will operate as a professional, organized childcare facility and will maintain the property in a clean and attractive condition. The use is expected to have a similar level of activity to other neighborhood-oriented services and will be managed to minimize impacts on neighboring properties.
- The center will take reasonable steps to prevent the business from becoming a nuisance to neighboring properties. This will include maintaining reasonable operating hours of approximately 8:00am- 5:00pm managing drop-off and pick-up traffic, requiring vehicles to use designated parking areas, maintaining the property, controlling outdoor activity and noise, properly handling trash, and following all applicable City and State regulations. Staff will monitor the property and address concerns promptly.
- Royal Rainbow Christian Academy will operate with the safety, well-being, and development of the children as a primary focus. The center will follow applicable Wisconsin childcare licensing requirements and any conditions placed on the use by the City.
- The applicant is requesting no exceptions or variances.
- The proposed daycare use is intended to support the City's goals of maintaining safe, functional, and well-planned neighborhoods while providing services that meet community needs. Calle Royal Rainbow Christian Center will provide childcare and early learning services to local families in a safe and organized setting. The proposed use will be operated in a manner that respects the surrounding neighborhood and follows applicable zoning, building, fire, health, and childcare regulations.
- The applicant does not anticipate any substantial or undue adverse impact on nearby properties. Daily operations will be managed to minimize noise, traffic, parking issues, and other potential disruptions. Parent/guardian drop-off and pick-up will be organized to maintain safe traffic flow, and employees and visitors will be encouraged to use designated off-street parking. Outdoor activities will be supervised and conducted during reasonable hours. The property will be maintained in a clean and orderly condition.
- The proposed daycare is intended to maintain the desired consistency of land uses in the area by providing a community-oriented service in a professionally managed facility. The center will be maintained in a manner that complements surrounding properties and will not intentionally change the overall character of the area. The proposed operation, including its hours, parking, landscaping, signage, and building appearance, will be managed to remain compatible with neighboring uses.
- The property is expected to be adequately served by existing public utilities and services, including water, sewer, electricity, roads, fire protection, and other necessary municipal services. The applicant will comply with all applicable requirements and coordinate with the appropriate public agencies if additional improvements or approvals are needed.

STAFF ANALYSIS:

The use is permitted as a special use under the Urban Commercial (UC) zoning district.

ACTION REQUESTED:

Staff recommends approval of the Special Use Permit subject to the following conditions:

1. This Special Use approval is contingent upon Common Council's approval of the rezone to Urban Commercial.
2. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
3. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
4. Outdoor storage of materials or equipment shall be prohibited.
5. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
7. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
8. If there are any amendments to the approved Special Use Permit, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Special Use Permit application and attachments