

September 29, 2026

Racine County Land Development and Zoning

Racine County, Wisconsin

RE: Proposed Custom Radio-Controlled Vehicle Parts Manufacturing, Research, Development and Prototyping Operation

Dear Land Development and Zoning Staff:

I am writing on behalf of **Kenosha RC LLC** to provide an overview of our proposed manufacturing operation involving the research, development, prototyping, and small-scale production of custom radio-controlled vehicle components and accessories.

Kenosha RC LLC has been involved in organized radio-controlled vehicle racing and community activities for many years. Our proposed operation is intended to expand upon that experience by developing a small-scale manufacturing and innovation workspace focused specifically on the design and production of custom parts for radio-controlled cars and related vehicles.

The primary purpose of the facility will be **research, development, design, engineering, prototyping, testing, and limited production**. The operation will allow us to take an idea from an initial concept through computer-aided design, prototype development, testing, refinement, and ultimately the production of small quantities of finished components.

Research and Development

A significant portion of the proposed activity will involve research and development. This includes studying existing radio-controlled vehicle components, developing improvements to existing designs, investigating new materials and manufacturing methods, and creating entirely new components to address the needs of racers and enthusiasts.

The development process may include:

- Researching existing vehicle designs and components.
- Developing new concepts and product ideas.
- Computer-aided design (CAD) and 2D/3D modeling.
- Engineering and dimensional analysis.
- Material selection and testing.
- Development of prototype components.
- Testing prototypes on radio-controlled vehicles.
- Evaluating performance and durability.
- Modifying designs based upon testing results.
- Developing production-ready designs.



The emphasis will be on **innovation and problem solving rather than high-volume manufacturing.**

Prototyping and Manufacturing

The facility will provide the workspace necessary to produce and evaluate prototypes before determining whether a particular component is suitable for limited production.

Depending on the specific component, manufacturing processes may include **3D printing, CNC machining, laser cutting/engraving, small-scale fabrication, assembly, finishing, and other similar low-volume manufacturing processes** appropriate for radio-controlled vehicle components.

Production will be conducted on a small scale. Parts may include items such as chassis components, suspension components, brackets, mounts, body accessories, aerodynamic components, replacement parts, and other specialty accessories used in radio-controlled vehicles.

The ability to manufacture prototypes in-house is an important part of the development process. Rather than designing a component and immediately committing to large-scale production, we can manufacture a prototype, install it on a vehicle, test it under actual operating conditions, identify areas for improvement, and then modify the design.

This creates a continuous cycle of:

Research → Design → Prototype → Test → Evaluate → Improve → Manufacture

This process is central to the proposed use of the facility.

Nature and Scale of the Operation

The proposed business is intended to operate as a **small-scale specialty manufacturing and research/development facility**, rather than a conventional industrial manufacturing plant.

The operation will not involve large-scale production runs or the storage and distribution of large quantities of finished products. Manufacturing will generally consist of individual components or small batches produced for testing, development, racing applications, and customer orders.

The anticipated operation is relatively clean and controlled, with the majority of work occurring indoors. The business is not expected to generate significant levels of noise, traffic, odors, vibration, or other impacts typically associated with heavy industrial manufacturing.

Materials and equipment will be maintained in an organized workspace, and manufacturing activities will be conducted in accordance with applicable safety requirements and building regulations.

Innovation and Community Connection

An important component of Kenosha RC LLC's mission is connecting radio-controlled vehicles with **engineering, technology, creativity, and hands-on learning**.

Radio-controlled vehicles provide an accessible platform through which individuals can learn about mechanical engineering, electronics, design, manufacturing, aerodynamics, materials, and problem solving.

Our development and manufacturing activities will support this broader mission by providing real-world examples of how an idea can be transformed into a functional product.

The proposed facility will therefore serve not only as a manufacturing location, but also as a **research, innovation, and prototyping workspace** supporting the continued development of radio-controlled vehicle technology and the community surrounding the sport.

Conclusion

Kenosha RC LLC respectfully requests consideration of this proposed use as a small-scale specialty manufacturing and research/development operation.

Our objective is to establish a professional workspace where custom radio-controlled vehicle components can be researched, designed, prototyped, tested, refined, and manufactured in limited quantities. The proposed operation is intended to remain appropriately scaled to the property and surrounding area while providing an opportunity for innovation, entrepreneurship, and hands-on manufacturing.

We would welcome the opportunity to meet with Racine County Land Development and Zoning staff to discuss the proposed operation, equipment, manufacturing processes, anticipated materials, and any zoning or permitting requirements that may apply.

Thank you for your consideration of Kenosha RC LLC and our proposed research, development, prototyping, and specialty manufacturing operation.

Sincerely,

Tim Metallo
Kenosha RC LLC

