



City of Racine, Wisconsin
Agenda Briefing Memorandum
Ordinance 0028-25 – Safe Temperature Limits
in Housing for Older Persons

AGENDA DATE:

Planning, Heritage, and Design Commission
November 3, 2025

PREPARED BY: Matthew J. Perz, Assistant City Attorney

REVIEWED BY: Scott R. Letteney, City Attorney

SUBJECT: Communication sponsored by Alder Townsend requesting an ordinance that sets a maximum safe temperature limit for indoor common gathering spaces in housing for older persons.

BACKGROUND & ANALYSIS:

High temperatures can pose a disproportionate risk to older individuals. The proposed legislation requires that housing for older persons as defined in Federal Fair Housing Act, 42 U.S.C. § 3607(b)(2) and (3) keep indoor common gathering spaces at no more than 81°F (27°C) from May 1st through September 30th to provide residents an accessible area to remain cool.

The proposed legislation does not specify any building construction requirements and does not specify the mechanisms by which the indoor common gathering spaces remain at the required temperature. Therefore, the proposed legislation is not preempted by the building code standards set forth by the State. Legal counsel for the State of Wisconsin, Department of Safety & Professional Services (DSPS) has reviewed the proposed legislation and DSPS does not have an objection to the language as written.

RECOMMENDED ACTION: To approve.

FISCAL NOTE & BUDGETARY IMPACT: N/A