



DOOR COUNTY TOURISM ZONE COMMISSION
Administrator's Report
6-2021

2021 "NO REPORTS" – As of 6/10/2021:

- **January 2021** "No Reports": Seventy-four (74) properties remain to report.
 - Eight (8) properties remain to report for January 2021.
 - As of 5/11/2021, there are three (3) properties that remain to report for January 2021.
 - As of 6/10/2021, there are two (2) properties that remain to report for January 2021.
- **February 2021**: "No Reports": Sixty -four (64) properties to report. The first notice went out on 4/7/2021.
 - As of 5/11/2021 there are ten (10) properties that remain to report for February 2021.
 - As of 6/10/2021 there are three (3) properties that remain to report for February 2021.
- **March 2021**: "No Reports": Sixty properties (60) to report. The first notice went out on 5/10/2021.
 - As of 5/13/2021 forty-eight (48) properties remain to report for March 2021.
 - As of 6/10/2021 twelve (12) properties remain to report for March 2021. A final notice was mailed on 6/1/2021 with a deadline of 6/16/2021.
- **April 2021**: "No Reports": Ninety-eight (98) properties to report. Seventy-nine (79) owner managed properties and nineteen (19) agent managed properties.

PERMITTING: As of 06/10/2021 – Twenty-four (24) permits were issued since the last Admin report. Nine (9) permits were issued due to compliance efforts.

- *Fourteen (14) permits were issued during the same period of 2020 (same report cycle year over year)*
- As of 6/10/2021, there are one thousand three hundred twenty-four (1,324) permits. (2020: 1,275- same report cycle year over year)
- Property Type Codes: (50) Hotel/Motel, (51) Resort, (52) Inn, (53) Condo, (54) B&B, (56) Cottage/Cabin/Home, (59) Other.
- * Property sold – previously permitted with a new owner/new permit

- 1) Town of Sturgeon Bay (56) – year-round *
- 2) Village of Sister Bay (56) – year-round *
- 3) Town of Gibraltar (53) – year-round
- 4) Town of Nasewaupée (56) – year-round
- 5) Town of Jacksonport (56) – year -round *- **compliance**
- 6) Town of Gibraltar (53)- seasonal - **compliance**
- 7) Town of Jacksonport (56) – seasonal – **compliance**
- 8) Town of Liberty Grove (56) – year-round
- 9) Town of Union (56) – year-round – **compliance**
- 10) City of Sturgeon Bay (56) – year-round – **compliance**
- 11) Town of Egg Harbor (53) – year-round *
- 12) Town of Sevastopol (56) -year-round
- 13) Village of Ephraim (56) – year-round *
- 14) Town of Gardner (56)- seasonal
- 15) Town of Gibraltar (56) – seasonal*
- 16) Village of Egg Harbor (56) – year-round *- **compliance**
- 17) City of Sturgeon Bay (56) – seasonal-**compliance**
- 18) City of Sturgeon Bay (56) – year-round
- 19) Village of Egg Harbor (53) – year-round*
- 20) Town of Clay Banks (56) – seasonal – **compliance**

- 21) Town of Washington (56) – year-round*
- 22) Town of Sevastopol (56)- year-round – **compliance**
- 23) City of Sturgeon Bay – year-round
- 24) Town of Baileys Harbor – year-round

UNPAID TAX/FEES/PENALTIES: The total outstanding due as of 6/10/2021 is: \$9,346.66 from ten (10) permit holders.

First Notice	Second Notice	Third (Final) Notice	Collections	Attorney		
\$ 25.16	\$ 642.18		\$ 43.91	\$ 56.99		
\$ 243.75	\$ 999.99		\$ 25.81	\$ 535.41		
\$ 281.76			\$ 25.10	\$ 443.19		
\$ 335.79				\$ 440.58		
\$ 74.60				\$ 285.32		
\$ 149.69				\$ 340.05		
\$ 7.85				\$ 274.44		
\$ 3.86				\$ 272.30		
\$ 3.85				\$ 292.28		
\$ 9.75				\$ 621.95		
				\$ 452.38		
				\$ 468.19		
				\$ 579.10		
				\$ 410.27	Total Due	
				\$ 463.00	\$ 9,346.66	
				\$ 408.97		
				\$ 129.19		
\$ 1,136.06	\$ 1,642.17	\$ -	\$ 94.82	\$ 6,473.61		

MARKETPLACE PLATFORM AUDITS:

The breakdown for each Marketplace Platform provides the number of listings by municipality. Beneath the breakdown for each Marketplace Platform is a list of unpermitted listing id's associated with the indicated Marketplace Platform.

VRBO listing breakdown by municipality as of 5/26/2021: [Link to full audit report](#)

MUNI		2/11/2021	3/11/2021	4/20/2021	5/26/2021
2	Baileys Harbor	67	65	64	66
6	Clay Banks	2	2	2	3
8	Town of Egg Harbor	64	64	63	70
9	Village of Egg Harbor	40	39	38	39
11	Ephraim	47	49	47	50
12	Gibraltar	83	84	85	86
13	Village of Forestville	0	0	0	0
14	Town of Forestville	0	0	0	0
15	Jacksonport	34	34	30	31
27	Nasewaupee	34	33	34	35
32	Liberty Grove	70	71	71	73
33	Sevastopol	39	38	36	39
34	Sister Bay	57	57	58	60
35	City of Sturgeon Bay	42	46	48	49
36	Town of Sturgeon Bay	19	18	18	19
39	Gardner	7	7	7	9
42	Union	7	7	7	9
46	Washington Island	13	13	13	14
Total Actually in Door County		625	627	621	652
Not in Door County		21	19	25	18
Total		646	646	646	670
Vrbo list count		619	650	647	653

The following unpermitted properties are utilizing the VRBO platform- (please note the highlighted yellow properties on the audit spreadsheet may now be permitted and not shown in the unpermitted list below):

1. VRBO # 2055784 – owner unfound (Town of Egg Harbor)- wholesaler
2. VRBO # 2094656 – owner unfound (Village of Ephraim)-wholesaler
3. VRBO # 2094592 – owner unfound (Town of Gibraltar)- wholesaler
4. VRBO #2322398- first notice mailed (Village of Ephraim)
5. VRBO 2309732 – first notice mailed (Town of Union)- second notice sent to new owner.

Airbnb listing breakdown by municipality as of 5/18/2021: [Link to full audit report](#)

MUNI		Jan-21	Feb-21	Mar-21	Apr-21	May-21
2	Baileys Harbor	73	75	79	80	82
4	Brussels	0	0	0	0	0
6	Clay Banks	0	2	2	2	3
8	Town of Egg Harbor	53	53	59	58	58
9	Village of Egg Harbor	37	36	41	45	45
11	Ephraim	61	61	63	63	65
12	Gibraltar	88	88	91	94	97
14	Town of Forestville	1	1	1	2	2
15	Town of Jacksonport	14	15	15	15	18
27	Nasewaupee	27	27	26	27	27
32	Liberty Grove	69	72	77	77	78
33	Sevastopol	30	30	30	29	28
34	Sister Bay	43	47	50	52	52
35	City of Sturgeon Bay	118	118	117	118	123
36	Town of Sturgeon Bay	12	12	13	13	14
39	Gardner	8	8	8	16	17
42	Union	3	4	4	4	4
46	Washington Island	34	34	34	33	36
Subtotal of DoorCounty Only		671	683	710	728	749

As a reminder, this is the time of year that “hidden” or “offline” properties come back online. The increase is both in properties coming back online and new properties.

The following are unpermitted properties utilizing the Airbnb platform - (please note the highlighted yellow properties on the audit spreadsheet may now be permitted and not shown in the unpermitted list below):

- 1) Airbnb 48032380 – unable to locate owner - wholesaler
- 2) Airbnb 48604196– unable to locate owner - wholesaler
- 3) Airbnb 48138990– unable to locate owner – wholesaler
- 4) Airbnb 48603938 – unable to locate owner- wholesaler
- 5) Airbnb 48138983– unable to locate owner - wholesaler
- 6) Airbnb 48697600– unable to locate owner - wholesaler
- 7) Airbnb 48698068– unable to locate owner - wholesaler
- 8) Airbnb 37886362– unable to locate owner - wholesaler
- 9) Airbnb 23008138– unable to locate owner - wholesaler
- 10) Airbnb 23709001– unable to locate owner – wholesaler
- 11) Airbnb 48941506- unable to locate owner – wholesaler

No.'s 1-12 are all listings at one property.

12) Airbnb 48846402 - unable to locate owner – wholesaler

13) Airbnb 48822543 – Compliance letter sent 4/22/2021 and 5/11/2021 and 5/26/2021 – sent to legal counsel.

OTHER:

Annual Meeting: The notice of change of annual meeting date went to all member municipalities on 5/14/2021. As a reminder, the Tourism Zone Annual Meeting will be held on the July 15th, 2021, directly before the Full Commission meeting.

Bi-Annual Reports: Even though the Annual Meeting has been moved to July, I felt it was important to maintain the timing of the Bi-Annual Reports. Included with my report is the By Unit Report, Permitted Report and Removed Report. Please remember these reports are a snapshot in time. A considerable amount of permitting and deactivations have already occurred that would impact the totals outlined on the reports.

- **Permitted Properties Report:** As of the date of the Permitted Properties Report, May 20th, 2021, there were 1,315 properties permitted. 130 properties were permitted since on December 2, 2020, the date of the last report. As a reminder, new properties permitted do not necessarily mean that the property is new to the rental inventory. A property often will sell, be deactivated and then re-permitted to the new owner.
- **Removed Property Report:** Since the date of the last Removed Property Report on December 1, 2020, 73 properties have been deactivated. This report was completed as of May 26, 2021. Below please find the breakdown of why permits were deactivated:

41- Properties were sold.

19- Indicated that they were no longer renting.

1- 30+ day rentals only

2- Have made their homes their primary residence

1- Could no longer rent due to changes with their Association By-Laws

1- Deactivated their permit due to the proposed Sevastopol Ordinance

2- Stated continued COVID concerns

2- Retired.

1- Up for sale.

1- Changed their mind about renting.

- **By Unit Report:** The By-Unit report was completed on May 20th, 2021.
 - 965 permits are using an online marketplace provider or 73.38% of all permits.
 - 354 properties utilize a property management company to manage rentals which is 26.88% of all permits.
 - This report breaks down how many permits and units by municipality.
 - It also breaks down by municipality the number of permits and units by property type.

Legislative Update:

2021-2022 Wisconsin Legislature

Senate Bill 198

An Act to repeal 66.0615 (1) (bs) and 66.0615 (5); to renumber and amend 59.25 (3) (e); to amend 66.0615 (1) (de), 66.0615 (1) (dk), 66.0615 (1m) (a), 66.0615 (1m) (g), 66.0615 (2) (intro.), 66.0615 (2) (a), 66.0615 (2) (b), 66.0615 (2) (e), 66.0615 (3), 66.0615 (4) (a) (intro.) and 66.1014 (2) (d) 1.; and to create 59.25 (3) (e) 1., 59.25 (3) (e) 2., 66.0615 (1) (bt), 66.0615 (1) (bu), 66.0615 (1r), 66.0615 (2m), 66.0615 (4) (a) 4., 66.0615 (4) (d) and 66.1014 (1) (c) of the statutes; Relating to: expanding applicability of the room tax, making substantive and technical changes to the local room tax, and providing a penalty.

Status: S - Passed

Important Actions (newest first)

Date / House	Action	Journal
6/9/2021 Sen.	Read a third time and passed, Ayes 32, Noes 0	

Links

[Amendment Histories](#)

[Bill Text](#) (PDF: 📄)

[LC Amendment Memo](#) 📄

[SB198 ROCP for Committee on Financial Institutions and Revenue On 6/3/2021](#) (PDF: 📄)

[LC Bill Hearing Materials](#)

[Wisconsin Ethics Commission information](#)

See Also

[2021 Assembly Bill 189 - A - Local Government](#)

History

Date / House	Action	Journal
3/10/2021 Sen.	Introduced by Senators Ballweg, Jacque and Ringhand; cosponsored by Representatives Kitchens, Billings, Krug, Dallman, Duchow, Edming, Emerson, Mursau, B. Meyers, Novak, J. Rodriguez, Rozar, Skowronski, Spiros, Spreitzer and Subeck	176
3/10/2021 Sen.	Read first time and referred to Committee on Financial Institutions and Revenue	176
4/8/2021 Sen.	Representative Armstrong added as a cosponsor	246
4/12/2021 Sen.	Senate Amendment 1 offered by Senator Ballweg	250
5/6/2021 Sen.	Senate Amendment 2 offered by Senator Ballweg	290
5/25/2021 Sen.	Public hearing held	
6/3/2021 Sen.	Executive action taken	
6/3/2021 Sen.	Report adoption of Senate Amendment 1 recommended by Committee on Financial Institutions and Revenue, Ayes 5, Noes 0	342
6/3/2021 Sen.	Report adoption of Senate Amendment 2 recommended by Committee on Financial Institutions and Revenue, Ayes 5, Noes 0	342
6/3/2021 Sen.	Report passage as amended recommended by Committee on Financial Institutions and Revenue, Ayes 5, Noes 0	342
6/3/2021 Sen.	Available for scheduling	
6/4/2021 Sen.	Placed on calendar 6-9-2021 pursuant to Senate Rule 18(1)	346
6/9/2021 Sen.	Read a second time	
6/9/2021 Sen.	Senate Amendment 1 adopted	
6/9/2021 Sen.	Senate Amendment 2 adopted	
6/9/2021 Sen.	Ordered to a third reading	
6/9/2021 Sen.	Rules suspended	
6/9/2021 Sen.	Read a third time and passed, Ayes 32, Noes 0	

SB198 has passed 32-0 in the Senate

[2021 Senate Bill 198 \(wisconsin.gov\)](https://legis.wisconsin.gov/2021/bills/senate/sb198)

Assembly Bill 189

An Act to repeal 66.0615 (1) (bs) and 66.0615 (5); to renumber and amend 59.25 (3) (e); to amend 66.0615 (1) (de), 66.0615 (1) (dk), 66.0615 (1m) (a), 66.0615 (1m) (g), 66.0615 (2) (intro.), 66.0615 (2) (a), 66.0615 (2) (b), 66.0615 (2) (e), 66.0615 (3), 66.0615 (4) (a) (intro.) and 66.1014 (2) (d) 1.; and to create 59.25 (3) (e) 1., 59.25 (3) (e) 2., 66.0615 (1) (bt), 66.0615 (1) (bu), 66.0615 (1r), 66.0615 (2m), 66.0615 (4) (a) 4., 66.0615 (4) (d) and 66.1014 (1) (c) of the statutes; Relating to: expanding applicability of the room tax, making substantive and technical changes to the local room tax, and providing a penalty.

Status: A - Local Government

Important Actions (newest first)

Date / House	Action	Journal
5/18/2021 Asm.	Executive action taken	

Links

[Amendment Histories](#)

[Bill Text](#) (PDF: )

[LC Amendment Memo](#) 

[AB189 ROCP for Committee on Local Government](#) (PDF: )

[LC Bill Hearing Materials](#)

[Wisconsin Ethics Commission information](#)

See Also

[2021 Senate Bill 198 - S - Passed](#)

History

Date / House	Action	Journal
3/23/2021 Asm.	Introduced by Representatives Kitchens, Billings, Krug, Dallman, Duchow, Edming, Emerson, Mursau, L. Myers, Novak, J. Rodriguez, Rozar, Skowronski, Spiros, Spreitzer and Subeck; cosponsored by Senators Ballweg, Jacque and Ringhand	162
3/23/2021 Asm.	Read first time and referred to Committee on Local Government	162
4/8/2021 Asm.	Representative Armstrong added as a coauthor	201
4/12/2021 Asm.	Assembly Amendment 1 offered by Representative Kitchens	219
4/15/2021 Asm.	Public hearing held	
5/6/2021 Asm.	Assembly Amendment 2 offered by Representative Kitchens	262
5/18/2021 Asm.	Executive action taken	

[2021 Assembly Bill 189 \(wisconsin.gov\)](https://legis.wisconsin.gov/bills/2021/189)

DEACTIVATED PERMITS 5/14/2021 THROUGH 6/10/2021:

Municipality	Permit #	Removed	Lodging Name	Lodging Address	Owner	Reason for Removal
Town of Liberty Grove	32-56-0435-08	5/14/2021	Wagon Trail #7	1094 Wagon Trail	Glen Paustian	Property sold.
Village of Ephraim	11-56-1763-00	5/17/2021	Cedar Street Lodging	3039 Cedar St	Davis and Shirty Darrington	Property sold – new owner permit #2490
Town of Sevastopol	33-56-0968-00	5/19/2021	Sabotnik Cottage	5463 N Cave Point Dr	Rex and Peter Sabotnik	No longer renting.
Town of Sevastopol	33-56-2299-00	5/19/2021	A Little Slice of Heaven on Lake Michigan	4138 Glidden Dr	Stephanie & William Annicella	Never rented and will not in the future.
Town of Sevastopol	33-56-1236-00	5/19/2021	Peace at Last	4106 Glidden Dr	Karen and Larry Sipovic	No longer renting.
Town of Gibraltar	12-56-1494-06	5/21/2021	Cottage Row on the Rocks	9137 Cottage Row	Apfelbach 9137 LLC	Property sold.
Village of Sister Bay	34-53-2261-06	5/21/2021	Highland Escape	10640 N Highland Rd #7	Rebecca and Erik Spychalski	Property sold.
Town of Nasewaupee	27-56-1729-06	5/21/2021	Cabot's Point	6792 Cabot's Pt Rd	Cabots Point Properties LLC	Property Sold
Town of Gibraltar	12-56-1410-00	5/21/2021	Birch Grove II Unit #1	4063 Main St Unit 1	Diane Cotter	Property Sold. New owner permit #2401
Town of Egg Harbor	08-53-1970-00	5/26/2021	Landmark Resort Good Faith Financial	4920 Landmark #2324	Good Faith Financial LLC	Property sold. New owner permit #2501
Village of Ephraim	11-56-0956-06	5/27/2021	The Beach	9880 Water St	Kirsten Bungener	No longer renting.
Town of Liberty Grove	32-56-2144-06	5/28/2021	Country Lane	10321 Country Lane	Suzanne Sunstrom	Now living at property.
Town of Washington	46-56-0603-00	5/28/2021	Smaro Cottage	W2/N1384 Sunrise Dr	William Smardo	Property sold. New owner in the process of permitting
Town of Baileys Harbor	02-50-0423-00	6/1/2021	Baileys Sunset Motel and Cottages	8404 STH 57	Penny Geitner	Property sold. New owners in the process of permitting.
Town of Baileys Harbor	02-56-1835-00	6/1/2021	Treehouse, The	7981 Severn St	Martha and Michael Schulkins	No longer renting
Village of Sister Bay	34-56-1714-02	6/10/2021	Chatueau Glynn	10615 Meadow Lane	John and Amy Glynn	Property sold. New permit #1714