



DOOR COUNTY TOURISM ZONE COMMISSION  
 Administrator's Report  
 DECEMBER 2018

**Compliance: Late Letters Sent**

**2018 – As of December 13, 2018:**

- The number of **May 2018** "No Reports" letters sent: One (1) property remains to report.
- The number of **June 2018** "No Reports" letters sent: Two (2) properties remain to report.
- The number of **July 2018** "No Reports" letters sent: Two (2) properties remain to report.
- The number of **August 2018** "No Reports" letters sent: Four (4) properties remain to report.
- The number of **September 2018** "No Reports" letters sent: Fifteen (15) properties remain to report.

**Unpaid tax/fees/penalties:** The total outstanding due 12/12/18 is: \$1,212.33 from ten (10) permit holders.

First Notice	Second Notice	Third Notice	ACH REJECT	Attorney	Settlement/ Payment Plan	Collections
\$ 25.99	25.2	\$ 181.44	\$ 165.00			
\$ 25.86	\$ 33.73	\$ 251.80	\$ 182.06			
\$ 19.40		\$ 90.76	\$ 83.79			
		\$ 27.88	\$ 48.62			
		\$ 25.11				
		\$ 25.69				
\$71.25	\$58.93	\$602.68	\$479.47	\$0.00	\$0.00	\$0.00
\$1,212.33	Total Outstanding					

- **Permits:** As of 12/13/18 –Fourteen (14) permits were issued –One (1) was permitted as a result of compliance efforts.
    - Six (6) permits were issued during the same period of 2017
    - As of 12/13/18 there are 1168 permits
  - Town of Liberty Grove – year-round
  - Town of Egg Harbor – year –round
  - Village of Egg Harbor – seasonal
  - Town of Egg Harbor – year-round
  - Town of Egg Harbor – year-round
  - Village of Ephraim – year-round
  - Town of Washington – year-round
  - Town of Jacksonport – year-round
  - Town of Gibraltar – year –round
  - Town of Gardner – seasonal
  - Town of Liberty Grove – year-round
  - Village of Sister Bay – seasonal
  - Town of Jacksonport – flexweeks (2)
  - Town of Baileys Harbor – Compliance -
- ✓ **VRBO/ Homeaway/ Vacationrentals.com :** As of 12/4/18 there are 556 last month properties listed on the site – VRBO lists 543 for Door County. Homeaway/ Vacationrentals.com both list 543 for Door County.
- ✓ **The following listings are unpermitted on VRBO/Homeaway:**

- Unpermitted Listing #1: 1335047 – no leads on owner (timeshare Rushes)
- Unpermitted Listing #2: 1451363 – Final notice sent 11/29/18 with a deadline of 12/14/18.

MUNI		# of VRBO Properties
2	Baileys Harbor	56
6	Clay Banks	4
8	Town of Egg Harbor	64
9	Village of Egg Harbor	39
11	Ephraim	49
12	Gibraltar	84
13	Village of Forestville	0
14	Town of Forestville	0
15	Jacksonport	28
27	Nasewaupee	21
32	Liberty Grove	63
33	Sevastopol	39
34	Sister Bay	36
35	City of Sturgeon Bay	29
36	Town of Sturgeon Bay	19
39	Gardner	7
42	Union	3
46	Washington Island	15
		556
		VRBO website lists 543 for Door County

✓ **Airbnb:** As of 12/4/18 my audit reflects 468 actual Airbnb listings for Door County. Airbnb reports 453.

MUNI		# of Airbnb Properties	
2	Baileys Harbor	39	
4	Brussels	0	
6	Clay Banks	1	
8	Town of Egg Harbor	48	
9	Village of Egg Harbor	26	
11	Ephraim	34	
12	Gibraltar	55	
14	Town of Forestville	1	
15	Town of Jacksonport	9	
27	Nasewaupee	14	
32	Liberty Grove	60	
33	Sevastopol	21	
34	Sister Bay	19	
35	City of Sturgeon Bay	84	
36	Town of Sturgeon Bay	13	
39	Gardner	6	
42	Union	2	
46	Washington Island	19	
	NOT IN DOOR COUNTY	17	
		468	TOTAL IN DC
		485	Total Door County Listings

✓ **The following listings are unpermitted on Airbnb as of 10/9/18:**

- Unpermitted Listing #1 : #23008138: NO LEADS TIMESHARE WHOLESALER
- Unpermitted Listing #2: #23709001: NO LEADS TIMESHARE WHOLESALER
- Unpermitted Listing #3: #27284807 – Meadow Ridge – NO LEADS

✓ **Facebook** – Nothing to report.

✓ **Craigslist** –There is currently one (1) listing unpermitted on Craigslist. I have been unable to locate the owner information.

✓ **TRIPADVISOR/FLIPKEY:** Currently on TripAdvisor the 60 rentals (42 rentals last month). Flipkey has 69 listings (44 listings last month) for Door County. All are permitted.

By Property Report:

October 2018					
Type	Revenue	Units Available	Units Filled	% Occupancy	ADR
Hotel/Motel	\$2,538,507.89	32,238	19,274	59.79%	\$131.71
Resort	\$4,743,495.67	48,238	27,937	57.91%	\$169.79
Inn	\$539,822.40	6,121	3,380	55.22%	\$159.71
<b>Total Commercial</b>	<b>\$7,821,825.96</b>	<b>86,597</b>	<b>50,591</b>	<b>58.42%</b>	<b>\$154.61</b>
Condo	\$697,482.80	7,617	4,027	52.87%	\$173.20
Bed & Breakfast	\$369,971.04	3,274	1,852	56.57%	\$199.77
Cottage/House/Cabin (55)	\$336,842.25	6,258	2,135	34.12%	\$157.77
Cottage/House/Cabin (56)	\$1,510,307.40	18,446	6,170	33.45%	\$244.78
Other	\$33,392.00	1,456	340	23.35%	\$98.21
<b>Total Non-Commercial</b>	<b>\$2,947,995.49</b>	<b>37,051</b>	<b>14,524</b>	<b>39.20%</b>	<b>\$202.97</b>
<b>TOTALS</b>	<b>\$ 10,769,821.45</b>	<b>123,648</b>	<b>65,115</b>	<b>52.66%</b>	<b>\$165.40</b>

October 2017					
Type	Revenue	Units Available	Units Filled	% Occupancy	ADR
Hotel/Motel	\$2,676,125.89	32985	21000	63.67%	\$127.43
Resort	\$4,697,416.30	50703	27626	54.49%	\$170.04
Inn	\$563,615.22	6570	3626	55.19%	\$155.44
<b>Total Commercial</b>	<b>\$7,937,157.41</b>	<b>90,258</b>	<b>52,252</b>	<b>57.89%</b>	<b>\$151.90</b>
Condo	\$710,588.32	7627	4273	56.02%	\$166.30
Bed & Breakfast	\$380,358.14	3277	1881	57.40%	\$202.21
Cottage/House/Cabin (55)	\$372,602.12	8,244	2,170	26.39%	\$171.71
Cottage/House/Cabin (56)	\$1,042,039.30	13,133	4,388	33.41%	\$237.47
Other	\$26,957.42	1,039	264	25.41%	\$102.11
<b>Total Non-Commercial</b>	<b>\$2,532,545.30</b>	<b>33,320</b>	<b>12,976</b>	<b>38.94%</b>	<b>\$195.17</b>
<b>TOTALS</b>	<b>\$ 10,469,702.71</b>	<b>123,578</b>	<b>65,228</b>	<b>52.78%</b>	<b>\$160.51</b>

Analysis * these are at month end reports not year end re-run comparison					
Type	Diff YOY \$	DIFF UNITS	DIFF FILLED	DIFF OCCUP	DIFF ADR
Hotel/Motel	(\$137,618.00)	-747	-1,726	-3.88%	\$4.28
Resort	\$46,079.37	-2,465	311	3.42%	(\$0.25)
Inn	(\$23,792.82)	-449	-246	0.03%	\$4.27
<b>Total Commercial</b>	<b>(\$115,331.45)</b>	<b>-3661</b>	<b>-1661</b>	<b>0.53%</b>	<b>\$2.71</b>
Condo	(\$13,105.52)	-10	-246	-3.15%	\$6.90
Bed & Breakfast	(\$10,387.10)	-3	-29	-0.83%	(\$2.44)
Cottage/House/Cabin (55)	(\$35,759.87)	-1986	-35	7.73%	(\$13.94)
Cottage/House/Cabin (56)	\$468,268.10	5313	1782	0.04%	\$7.31
Other	\$6,434.58	417	76	-2.06%	(\$3.90)
<b>Total Non-Commercial</b>	<b>\$415,450.19</b>	<b>3731</b>	<b>1548</b>	<b>0.26%</b>	<b>\$7.80</b>
<b>TOTALS</b>	<b>\$ 300,118.74</b>	<b>70</b>	<b>-113</b>	<b>-0.12%</b>	<b>\$4.89</b>

**REMOVED PROPERTIES 11/8/18 TO 12/11/18**

Municipality	Permit #	Removed	Lodging Name	Lodging Address	Owner	Reason for Removal
Town of Washington	46-53-0953-11	11/13/18	Homestead Cottage Forshay	1605 Homestead	Mary Forshay	Property sold and became permit #1937
Village of Ephraim	11-55-0411-06	11/13/18	Parks Edge Cottage	9813 Water St Unit A	Parks Edge Lakeshores LLC	Property sold.
Town of Sevastopol	33-56-0719-01	11/13/18	Fresh Ehr	4671 Glidden	John & Cathy Wiese	Property sold.
Town of Nasewaupee	27-55-0178-01	11/13/18	All Seasons Sand Bay Cottage	3952 Sand Bay Point Road	Thomas Nichols	Property sold.
Town of Gibraltar	12-53-0214-01	11/13/18	Northhaven Quiet Corner	3727 Northhaven #35003	James & Barb Fotsch	Property sold.
Town of Washington	46-56-1869-00	11/13/18	Nourse Twin Oaks	2096 W Harbor	John Nourse	No longer renting – trying to sell.
Town of Washington	46-56-1868-00	11/13/18	Nourse Secluded Log House	847 Townline	John Nourse	No longer renting – trying to sell.
Town of Liberty Grove	32-56-0225-02	11/13/18	Casadonte House	1902 Hillside	Thomas Casadonte	Property sold – became new permit #1943
Village of Egg Harbor	34-53-0079-02	11/16/18	Harbor View #6	10709 S Spring Road #6	Nancy Hardy	Property sold 8/20/18
Town of Gibraltar	12-56-1290-06	11/20/18	Across the Pond	3726 N Northhaven #9003	Christina Benson	Property sold 11/1/18
Town of Clay Banks	06-56-1160-01	11/20/18	Clar-Lin Retreat	158 Clar-Lin	Joanne Nesbitt	No longer renting.
Village of Sister Bay	34-56-1120-02	11/20/18	A Stroll Away	2265 Maple	Frank Lisser	Property sold.
Town of Gardner	39-565-1505-01	11/20/18	The Bird House	8815 Claflin Park Road	Steve Smith	No longer renting.
Town of Egg Harbor	08-53-1848-0	11/27/18	Landmark Buker	4929 Landmark Drive #2230	David Buker	Property Sold. New owner permit #2031
Town of Egg Harbor	08-56-1613-02	11/27/18	Horseshoe Bay Waterfront II	7213 Horseshoe Bay Road	Glen Timmerman	Property Sold 7/19/18
Town of Gibraltar	12-56-1446-00	11/28/18	Hesed House	3368 Gibraltar Road	Jerry Noskowiak	Property sold. New owner permit #2038
Village of Egg Harbor	09-59-1547-00	11/30/18	Meadow Ridge Drolshagen	7573 STH 42	Nancy Drolshagen	Property deeded back to Meadow Ridge.

Municipality	Permit #	Removed	Lodging Name	Lodging Address	Owner	Reason for Removal
Town of Liberty Grove	32-56-1524-00	12/10/18	Bay Lane	11983 Bay Lane	Tim Christofferson	Property sold.
Town of Gibraltar	12-55-0230-00	12/10/18	Hasenjagers Country Chalet	8261 STH 42	Leon Hasenjager	Property Sold.
Town of Sevastopol	33-56-0333-00	12/10/18	Jorns Harbor Retreat	5234 Bayshore	Donna Jorns	In the process of selling.
Town of Baileys Harbor	02-550766-06	12/10/18	Kangaroo Lake Lodge	7616 Elm Point Rd	Jeff Greenbury	No longer renting.
Town of Liberty Grove	32-56-0440-08	12/10/18	Wagon Trail #16	1071 Wagon Trail Circle	Thomas Rudolph	Property sold.
Village of Egg Harbor	09-50-0098-00	12/10/18	Cape Cod Motel	7682 STH 42	Dennis & Lynn Anschutz	Property sold – new owner will use for employee housing.
Town of Baileys Harbor	02-56-2043-00	12/11/18	Mike's Extra Bedroom – Quietside Apts	8248 Wildflower #322	Mike Tomaszewki	Permitted and deactivated in same day. DTACP won't allow rentals – only one bathroom.