



Compliance: Late Letters Sent

- The number of **June 2017** "No Reports" letters sent: Fifty two (52) to owner managed properties as of 8/14/17.
 - As of 11/8/17 – One (1) remains to report. I have the scanned versions of the reporting in hand – mailed on 11/2/17 (as of 12/13/17 has not arrived yet)
- The number of **July 2017** "No Reports" letters sent: Sixty one (61) to owner managed properties as of 9/15/17.
 - As of 11/2/17 - Seven (7) properties remain to report. All have received a final notice which had a deadline of 11/1/17.
 - As of 11/8/17 – Five (5) properties remain to report.
 - As of 12/13/17 – Two (2) properties remain to report.
- The number of **August 2017** "No Reports" letters sent: Sixty one (61) to owner managed properties as of 10/17/17.
 - As of 11/1/17 – Twenty seven (27) properties remain to report.
 - As of 11/8/17 – Twenty one (21) properties remain to report.
 - As of 12/13/17 – Nine (9) properties remain to report
- The number of **September 2017** "No Reports" letters sent: Sixty one (61) to owner managed properties as of 10/17/17.
 - As of 12/13/17 - Twenty (20) remain to report.

Unpaid tax/fees/penalties: The total outstanding due as 12/13/17 is: \$1,906.46 from nine (9) permit holders. \$1,254.21 are ACH rejects. Attorney balance totals \$533.50.

First Notice	Second Notice	Third Notice	Attorney	Settlement/ Payment Plan	Collections
\$ 26.47	\$ 377.84	\$ 876.37	\$ 416.44		
\$ 25.62		\$ 13.21	\$ 68.91		
\$ 25.22			\$ 25.13		
\$ 26.23			\$ 25.02		
\$ 103.54	\$ 377.84	\$ 889.58	\$ 535.50	\$ -	\$ -
\$ 1,906.46	Total Outstanding				

- **Permits:** Six (6) permits have been issued since September reporting – One (1) was permitted as a result of compliance efforts.
 - 3 permits were issued during the same period of 2016
 - As of 12/x/17 there are 10xxpermits.
- | | |
|--|---|
| <ul style="list-style-type: none"> ○ City of Sturgeon Bay – year round ○ Town of Baileys Harbor – year round ○ Town of Egg Harbor – year round ○ Town of Egg Harbor – year round | <ul style="list-style-type: none"> ○ City of Sturgeon Bay – year round ○ Town of Baileys Harbor – year round - compliance |
|--|---|

- **Unpermitted Properties:** Five (5) unpermitted properties that are advertising online without a permit and I have six (6) property owners that have contacted the office regarding permitting as of 12/x/17. Last year at this time I was working on four (4) unpermitted properties.
 - **VRBO/ Homeaway/ Vactionrentals.com :** Currently on VRBO there are 505 listings(572 (November) September 581) last month and Homeaway has 405 (524 October and 523 September) as of 12/13/17 there has been an increase in listings while I am seeing a decrease of residential homes.
 - **The following listings are unpermitted on VRBO/Homeaway:**
 - Unpermitted Listing #1: #1185191 (Compliance Letter sent)
 - Unpermitted Listing #2: #1177141 (Compliance letter sent)
 - Unpermitted Listing #3: #1217459 (Compliance letter sent)
 - **Airbnb:** Currently on Airbnb there are 224 (215 last month) rentals listed for Door County. Although when I audit all of the listings we have 217 actual listings for Door County that are active. Currently there is one unpermitted property on Airbnb and one that was active and has since taken the listing down after the receipt of the compliance letter. As of December 13, 2017 the breakdown of listings by municipality for Airbnb is as follows:

MUNI		# of Airbnb Properties		
2	Baileys Harbor	15		
6	Clay Banks	2		
8	Town of Egg Harbor	32		
9	Village of Egg Harbor	21		
11	Ephraim	6		
12	Gibraltar	15		
14	Town of Forestville	0		
15	Town of Jacksonport	5		
27	Nasewaupee	7		
32	Liberty Grove	26		
33	Sevastopol	12		
34	Sister Bay	5		
35	City of Sturgeon Bay	38		
36	Town of Sturgeon Bay	9		
39	Gardner	8		
42	Union	2		
46	Washinton Island	14	217	TOTAL IN DC
	NOT IN DOOR COUNTY	14		
			231	listings total when you search Door County

- **The following listings are unpermitted on Airbnb:**
 - Unpermitted Listing #7: # 21578526 (compliance letter sent 11/29/17)- listing deactivated 12/3/17 but still pursuing
 - Unpermitted Listing #2: #20848190 – current permit holder adding a new property.
- **TRIPADVISOR/FLIPKEY:** Currently on TripAdvisor there are 47 rentals (221 rentals in October and 212 in September). TripAdvisor pulls in Homeaway and VRBO listings as channel partners – I’m not sure why the number has decreased other than possibly something has changed with the channel partnership. All are permitted.
 - **Vacationhomerentals.com:** (part of TripAdvisor) has 5 (5 last month) Door County listings which are all permitted.
- **Flipkey:** There are 43 listings (46 November 44 October) for Door County. All are permitted.
- **Facebook:** I have been monitoring various pages on Facebook.
- **Craigslist :** I am currently working on 1 unpermitted property found via Craigslist.

- **Evolve Vacation Network:** There are 2 properties listed through Evolve – both are permitted.
- **Homeescape:** There are 3 properties for Door County all of which are permitted.
- **Glampinghub:** There are 18 properties for Door County all of which are permitted.
- **Avroa.org:** Has 1 Door County Listing, which is permitted.

Other news:

- Letter from Susan Cubar – Whitefish Bay Creek Cottage: Ms. Cubar asks that the Tourism Zone and the Door County Visitor Bureau get behind developing fast, accessible and affordable internet through Door County but especially the tourism corridors. She goes on to request working on developing business that are more than seasonal to attract families who need full time employment.
 - I did respond to Ms. Cubar and let her know about how municipalities such as Liberty Grove are pursuing grants and getting their communities involved in the process. Additionally I shared that the Tourism Zone had been in touch with the DCEDC Technology Council to lend support. I asked permission to forward her letter on to the DCEDC. Which she agreed to. I have forwarded her letter on to the DCEDC.
- **Legislative Update:**
 - There is nothing new to report with regards to new information regarding the legislation. I sent a request to Representative Kitchens to attend the December full commission meeting. I think it would be beneficial in January to try and set up some meetings in Madison to see if we can get some assistance with the legislation and work towards a clean up bill.
- **Zoning:**
 - One of our permit holders was contacted by Door County zoning. This permit holder was residing in her home while renting two rooms. Per the Door County Zoning Administrator this kind of use triggers the need for a B&B permit. Owners that are renting their entire homes while NOT residing do not require a permit from zoning. Code listed below for reference:
 - Per Chapter 13 of the Door County Comprehensive Zoning Ordinance (DCCZO), a “bed and breakfast establishment” is defined as “any place of lodging that provides 4 or fewer rooms for rent to transient guests, is the owner's personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast.” Your advertisement on Airbnb.com states “a continental breakfast is available upon request and on weekends a more substantial breakfast can be available for an additional charge.” Based on the Door County Comprehensive Zoning Ordinance (DCCZO) definition of “bed and breakfast establishment” and review of your Airbnb.com advertisement, it is our determination that the short term rental of 1-2 of your rooms is classified as a “bed and breakfast establishment”. Therefore, a Door County Regular Zoning Permit for a “bed and breakfast establishment” is required. Unfortunately since the “bed and breakfast establishment” has been established without proper zoning approval, a double application fee is required and our department cannot waive the double application fee. A floor plan of the residence indicating the room(s) that are periodically rented will need to be submitted with the Door County Regular Zoning Permit application. As explained in the November 30, 2017 letter, a “bed and breakfast establishment” shall comply with the requirements of DCCZO [Sec. 4.08\(10\) – Bed and Breakfast Establishments](#). Please note that a regular zoning permit is an “over-the-counter” permit and provided you can comply with the requirements of DCCZO Sec. 4.08(10), the zoning permit may be issued.
 - I did ask the Zoning Administrator if he thought they would be amending the code in the near future to address the changing landscape of short term rentals in Door County. He did not feel that they would be doing that any time soon. He asked that we include this information for permit holders – I will add it to the 2018 permit holder information as well as the website.

- o Permitted, Removed and By Unit Reports: I will hand out the permitted and removed reports at the Full Commission meeting in effort to save postage. The By Unit report is at the back of my report.

Respectfully Submitted,

Kim Roberts
Administrator

Removed Properties 11/9/17 to 12/13/17

Municipality	Permit #	Removed	Lodging Name	Lodging Address	Owner	Reason for Removal
Village of Ephraim	11-56-0877-00	11/20/17	Schaupp Coral Hill	10455 North Coral Hill Road	Mary and John Schaupp	No longer renting.
Town of Nasewaupee	27-56-1321-00	11/30/17	Sherwood Point Cabin	4571 East Sherwood Point Rd	Carrie Uhlig	Property sold.
Town of Liberty Grove	32-55-0026-00	12/7/17	Kemman Kabin	9454 North Bay Drive	Suzanne Kemman	No longer renting.

By Unit Report

Municipality	# Permits	Units	Year - Round Units	Hotels	Hotel Units	Resorts	Resort Units	Inns	Inns (Units)	Condos	Condos (Units)	B&Bs	B&Bs (Units)	Homes	Homes (Units)	Other	Other (Units)
Baileys Harbor	86	322	142	5	75	3	100	3	24	0	0	2	17	73	106	0	0
Brussels	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	0	0
Clay Banks	7	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Egg Harbor - Town	89	431	342	1	4	2	287	0	0	34	52	2	9	48	61	2	18
Egg Harbor - Village	69	414	168	4	94	4	225	2	18	25	27	0	0	29	45	5	5
Ephraim	84	511	182	6	129	9	275	2	11	5	3	1	18	61	75	0	0
Gardner	25	69	49	1	16	1	21	0	0	1	1	1	1	21	30	0	0
Gibraltar	150	622	327	10	308	4	105	3	14	45	70	2	5	86	120	0	0
Forestville - Town	1	1	1	0	0	0	0	0	0	0	0	0	0	1	1	0	0
Forestville - Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jacksonport	50	151	79	1	12	2	72	0	0	6	5	0	0	40	53	1	9
Nasewaupee	37	144	103	0	0	3	79	0	0	1	1	0	0	33	64	0	0
Liberty Grove	162	454	192	5	89	4	150	1	11	7	16	3	6	141	180	1	2
Sevastopol	83	258	162	2	36	4	114	1	8	3	0	2	16	71	84	0	0
Sister Bay	76	510	384	4	102	6	269	3	69	23	20	0	0	40	50	0	0
Sturgeon Bay - City	52	720	616	9	314	2	224	4	48	6	74	6	29	24	29	1	2
Sturgeon Bay - Town	30	37	16	0	0	0	0	0	0	0	0	0	0	30	37	0	0
Union	3	3	1	0	0	0	0	0	0	0	0	0	0	3	3	0	0
Washington Island	74	206	58	6	47	4	46	2	13	1	1	2	7	57	75	2	17
TOTALS	1078	4860	2823	54	1226	48	1967	21	216	157	270	21	108	765	1020	12	53

62% of permits advertise online with sites such as Airbnb, VRBO, Homeaway, Flipkey, and Tripadvisor (12-1-16 52.86%) 5/23/17 - 59.90%)

Of total units, 2823 or 58.10% are offered for year-round rental .

Resorts: 4.5% of permits (units = 40.5%)

Hotels: 5.0% of permits (units = 25.2%)

Inns: 1.9% of permits (units = 4.4%)

Condos: 14.6% (units = 5.5%)

B&B: 1.9% of permits (units = 2.2%)

Homes: 71.0% (units = 21.1%)

Other: 1.1% total permits (units = 1.1% total)

Permit Holders w/Agents = 337 (31.3%)

4969 South Cave Point Drive ❖ Sturgeon Bay, Wisconsin 54235

8 November 2017

Door County Tourism Zone Commission
PO Box 55
Sister Bay, WI 54234

Subject: Survey Input

I didn't fill out the online form because I am small potatoes compared with the large resorts and hotels in Door County. But I do want to contribute to the discussion about what the county needs to support tourism and businesses.

My husband and I live on South Cave Point Drive and we have had cable and Internet cable service along our street for quite a while now. We took it for granted – just figuring that was the same for the whole county. Though a volunteer job, I discovered that most of the county north of us doesn't have easily available Internet or cable. One of our neighbors on Whitefish Bay Road has to get her Internet from a cell tower. A business owner we know wanted to change from satellite dish to cable – unbelievably expensive and not an easy fix.

Businesses today need to have fast, accessible and affordable Internet service. I think the Tourism Bureau and Door County Tourism Zone Commission should be get behind developing such fast, accessible and affordable Internet or WiFi throughout the county, especially in the tourism corridors up and down Hwys 57 & 42, and that means a commitment to providing the money for it. Small businesses shouldn't have to pay large sums of money to get a cable line run to their business.

Another thing is to develop businesses that are more than seasonal. That would be better for the county and for the people who live here. We need young families, who need good full-time employment. They will help keep restaurants and other things that are now seasonal open and successful for more and more months of the year.

Sincerely,



Susan Cubar
Whitefish Bay Creek Cottage
#33-55-0646-00