



DOOR COUNTY TOURISM ZONE COMMISSION  
Administrator's Report  
12-2022

**2022 "NO REPORTS" – As of 12/7/2022:**

- **January 2022:** "No Reports": Two (2) owner managed properties and one (1) agent-managed property remain to report for the month of January 2022 for a total of three (3) properties. All properties have been sent to legal counsel.
- **February 2022:** "No Reports": Three (3) owner managed properties remain to report for the month of February. All properties have been sent to legal counsel.
- **March 2022:** "No Reports": Four (4) owner managed properties for a total of four (4) properties to report. All properties have been sent to legal counsel.
- **April 2022:** "No Reports": Four (4) owner managed properties and one (1) agent-managed property remain to report for the month of April 2022 for a total of five (5) properties to report.
- **May 2022:** "No Reports": Eighteen (18) owner managed properties and thirteen (13) agent-managed properties remain to report for the month of May 2022 for a total of thirty-two (32) properties to report. All properties have been sent to legal counsel.
- **June 2022:** "No Reports": Twenty-one (21) owner managed properties and thirteen (13) agent-managed properties remain to report for the month of June 2022 for a total of thirty-four (34) properties to report. All properties have been sent to legal counsel.
- **July 2022:** "No Reports": Twenty-seven (27) owner managed properties and five (5) agent-managed properties remain to report for the month of June 2022 for a total of thirty-two (32) properties to report.
- **August 2022:** "No Reports": Forty (40) owner managed properties and seven (7) agent-managed properties remain to report for the month of August 2022 for a total of forty-seven (47) properties to report.
  - As of October 10, 2022, one hundred forty-four (144) owner managed properties and thirty-one (31) agent-managed properties remained to report for the month of August 2022 for a total of one hundred seventy-five (175) properties to report.
  - As of November 9, 2022, seventy (70) owner managed properties and thirteen (13) agent-managed properties remained to report for the month of August 2022 for a total of eighty-three (83) properties to report.
- **September 2022:** "No Reports": Seventy-five (75) owner managed properties and fourteen (14) agent-managed properties remain to report for the month of September 2022 for a total of eighty-nine (89) properties to report.
  - As of November 9, 2022, one hundred six (106) owner managed properties and twenty-five (25) agent-managed properties remain to report for the month of September 2022 for a total of one hundred thirty-one (131) properties to report.
- **October 2022:** "No Reports": Ninety-two (92) owner managed properties and twenty (20) agent-managed properties remain to report for the month of October 2022 for a total of one hundred twelve (112) properties to report.

**PERMITTING:** As of 12/7/2022 – eleven (11) permits were issued since the last Admin report. Two (2) permits were issued due to compliance efforts.

- Seven (7) permits were issued during the same period of 2021 (same report cycle year over year).
- As of 12/7/2022, there are one thousand four hundred twenty-four (1,424) permits. (2021: 1,324- 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) Village of Ephraim (53)\*-Year-round
- 2) Town of Liberty Grove (56)\*- Year-round
- 3) Town of Gibraltar (53) - Year-round
- 4) Town of Sevastopol (54)\* - Year-round
- 5) Town of Liberty Grove (56)\* - Year-round-compliance
- 6) Town of Egg Harbor (56)- Year-round-compliance
- 7) Village of Egg Harbor (56)\*- Year-round
- 8) Village of Sister Bay (56)\*- Year-round
- 9) Village of Sister Bay (56)- Year-round
- 10) Village of Sister Bay (56)- Year-round
- 11) Town of Sevastopol (56)- Year-round

**UNPAID TAX/FEES/PENALTIES:** The total outstanding due as of 12/7/2022 is: \$8,029.19 from thirteen (13) permit holders.

First Notice	Second Notice	Third (Final) Notice	Collections	Attorney	
\$31.86	\$48.00	\$29.37	\$25.81	\$143.95	
\$25.30	\$25.44	\$27.24	\$25.10	\$555.75	
\$116.00		\$26.45	\$43.91	\$460.15	
\$25.91		\$28.26	\$36.25	\$457.57	
		\$27.19	\$83.60	\$289.18	
				\$392.98	
				\$285.18	Total Due
				\$283.11	\$8,029.19
				\$303.97	
				\$647.02	
				\$470.28	
				\$487.35	
				\$602.98	
				\$427.86	
				\$483.03	
				\$499.90	
				\$27.84	
				\$313.10	
				\$272.30	
\$199.07	\$73.44	\$138.51	\$214.67	\$7,403.50	

## **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 10/10/2022: [Link to full audit report](#)**

MUNI		1/13/22	2/18/22	3/22/22	5/20/22	6/29/22	8/6/22	9/20/22	10/22/22
2	Baileys Harbor	70	71	71	71	77	79	80	80
6	Clay Banks	3	3	3	4	5	6	6	6
8	Town of Egg Harbor	68	70	73	75	78	80	82	81
9	Village of Egg Harbor	40	40	43	45	47	45	49	50
11	Ephraim	51	53	56	60	66	70	71	71
12	Gibraltar	86	87	95	97	107	111	114	114
13	Village of Forestville	0	0	0	0	0	0	0	0
14	Town of Forestville	0	0	0	0	0	0	0	0
15	Jacksonport	35	35	39	39	41	43	43	44
27	Nasewaupee	33	35	38	42	44	44	28	48
32	Liberty Grove	78	80	83	85	89	91	95	99
33	Sevastopol	44	44	45	49	51	56	57	57
34	Sister Bay	64	67	67	69	74	74	73	83
35	City of Sturgeon Bay	55	57	58	61	66	67	68	72
36	Town of Sturgeon Bay	21	21	22	23	24	25	27	27
39	Gardner	13	13	16	17	18	18	20	20
42	Union	9	9	9	19	20	21	18	11
46	Washington Island	13	13	13	13	17	21	20	32
Total in Door County		683	698	731	769	824	851	851	895

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. Compliance message sent through VRBO 11/9/2021, 12/15/2021, and 1/25/2022. No Reviews.
2. VRBO # 2094656 –owner unfound (Ephraim) – Wholesaler.
3. VRBO # 2970977 – owner unfound (Town of Gibraltar)-wholesaler. Compliance message sent through VRBO 9/2022.

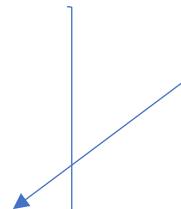
4. VRBO #2859326-Owner identified and contacted, (Town of Washington)

**Airbnb listing breakdown by municipality as of 10/29/2022: [Link to full audit report](#)**

MUNI		1/13/22	2/18/22	3/22/22	5/20/22	6/29/22	8/6/22	9/20/22	10/29/22
2	Baileys Harbor	70	71	71	71	77	79	80	89
6	Clay Banks	3	3	3	4	5	6	6	5
8	Town of Egg Harbor	68	70	73	75	78	80	82	79
9	Village of Egg Harbor	40	40	43	45	47	45	49	58
11	Ephraim	51	53	56	60	66	70	71	78
12	Gibraltar	86	87	95	97	107	111	114	107
13	Village of Forestville	0	0	0	0	0	0	0	0
14	Town of Forestville	0	0	0	0	0	0	0	1
15	Jacksonport	35	35	39	39	41	43	43	25
27	Nasewaupée	33	35	38	42	44	44	28	50
32	Liberty Grove	78	80	83	85	89	91	95	108
33	Sevastopol	44	44	45	49	51	56	57	48
34	Sister Bay	64	67	67	69	74	74	73	63
35	City of Sturgeon Bay	55	57	58	61	66	67	68	167
36	Town of Sturgeon Bay	21	21	22	23	24	25	27	17
39	Gardner	13	13	16	17	18	18	20	26
42	Union	9	9	9	19	20	21	18	1
46	Washington Island	13	13	13	13	17	21	20	38
Subtotal of DoorCounty Only		683	698	731	769	824	851	851	970

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 48941506 – unable to locate owner - wholesaler
- 2) Airbnb 48604196– unable to locate owner - wholesaler
- 3) Airbnb 48138983– unable to locate owner – wholesaler
- 4) Airbnb 48697600-unable to locate owner -wholesaler
- 5) Airbnb 48698068-unable to locate owner -wholesaler
- 6) Airbnb 48846402- unable to locate owner -wholesaler
- 7) Airbnb 48032380- unable to locate owner -wholesaler
- 8) Airbnb 48138990- unable to locate owner -wholesaler
- 9) Airbnb 23709001- unable to locate owner -wholesaler
- 10) Airbnb 53265232- unable to locate owner -wholesaler



Please note that the first 13 Airbnbs on this list have been reported nine times through the Airbnb Neighborhood Website. I am now in direct contact with the timeshare company to bring them into compliance.

11) Airbnb 53264853- unable to locate owner -wholesaler

12) Airbnb 53290833- unable to locate owner -wholesaler

13) Airbnb 48033777- unable to locate owner -wholesaler

14) Airbnb 578459034308057632 -owner messaged through Airbnb.

15) Airbnb 52856205 -owner messaged through Airbnb.

16) Airbnb 627503032985358588-owner sent a compliance request on 6/8/2022-Town of Egg Harbor.

**OTHER:**

• **Bi-Annual Reports:**

**Permitted Reporting** As of 12/7/2022 there are 1,423 active permits. 121 new permits have been issued since 5/20/2022.

**By Unit Reporting** The By Unit report shows a breakdown of permits by unit and by municipality, as well as a breakdown of units by property type

- As of the date of the report, 75.61% of permit holders utilize an online listing
- 387 of the 1,423 active permits are agent-managed

**Removed Property Report** As of 12/7/2022 there were 79 permits removed from the active permits list since 5/20/2022

- 34 properties have been sold
- 27 owners are no longer renting their property
- 7 were deactivated due to permit consolidation
- 2 properties are now used as primary residences
- 2 properties are no longer rented due to Condo Association and HOA rules restricting STRs
- 2 properties are no longer rented due to “too many regulations”
- 1 property will only be used as a long-term rental in the future

**DEACTIVATED PERMITS 11/9/2022 through 12/8/2022:**

Municipality	Permit #	Removed	Lodging Name	Lodging Address	Owner	Reason for Removal
Baileys Harbor	02-53-2309-00	11/17/2022	BH-MJA-LLC	7612 Hwy 57 – Unit 2A	Jeffrey & Monica Schultz	Property sold 10/14/2022

Washington Island	46-56-2476-11	11/17/2022	Lavender Row	1216 Michigan Rd	Nora Bonnin & Martin Giesso	Property Sold 11/04/2022
Baileys Harbor	02-56-2178-00	11/17/2022	Baileys on the Rocks Cottages	7962 Ward St	Pam Schmitz	Property sold 10/31/2022
Gibraltar	12-56-1033-00	11/17/2022	Gibraltar Lodge	3782 Gibraltar Rd	Ross Lunn	Ceased renting 11/1/2022 & will not rent in future
Ephraim	11-56-1708-06	11/21/2022	Ephraim Boat House, The	3053 Spruce St	Robert & Nicole Collins	Ceased renting 11/13/2022 & will not rent in future
Liberty Grove	32-56-1496-00	12/03/2022	Vinkelhus-Ost	11098 N Sand Bay Ln	Kimberly Hazen	Ceased renting 11/30/2022 – property sold 12/1/2022
Gibraltar	12-53-2697-07	12/03/2022	Sunny Skies	3908 County Hwy F – Unit 1C	Michael J Haessler Jr & Alanna N. Haessler	Ceased renting 10/31/2022 & will not rent in future
Gibraltar	12-56-2792-00	12/05/2022	The House on Prairie Hill	9111 Rasner Way	Elliot & James Development LLC – Andrew J. Lang	Ceased renting as of 11/21/2022 – HOA no longer allows STRs
Village of Egg Harbor	09-56-1537-00	12/05/2022	Your Place	4612 Harbor School Road	Joseph P Nimmer	Ceased renting 10/31/2022. Opted out of STR business – too much regulation