



**DOOR COUNTY TOURISM ZONE COMMISSION
Administrator's Report
12-2023**

"NO REPORTS" – As of 12/14/2023:

Month	Owner Managed	Agent Reports	Total Missing Reports	Missing Reports Previous Months
April 2023	4	3	7	10
May 2023	14	0	14	36
June 2023	17	2	19	45
July 2023	26	0	26	52
August 2023	42	3	45	99
September 2023	66	3	69	179
October 2023	82	17	99	

Please note that all reports from months prior to April 2023 are with the attorney in the process of legal cases and have been moved to closed session discussions.

UNPAID TAX/FEES/PENALTIES: The total outstanding due as of 12/14/2023 is: \$154,970.76 from thirty-five (35) permit holders.

First Notice	Second Notice	Third (Final) Notice	Collections	Attorney	
\$ 28.04	\$ 315.68	\$ 20,810.96	\$ 25.81	\$ 981.74	
\$ 70.40	\$ 103.31	\$ 54.38	\$ 25.10	\$ 943.08	
\$ 5,650.76	\$ 27.24	\$ 29.35	\$ 36.25	\$ 967.52	
\$ 151.12	\$ 32.62	\$ 35.23		\$ 929.31	
\$ 25.00	\$ 821.36	\$ 27.22		\$ 953.06	
\$ 25.00	\$ 1,904.00	\$ 27.93		\$ 946.06	
\$ 189.98	\$ 560.00	\$ 25.00		\$ 908.55	Total Due
\$ 119.22	\$ 60.29	\$ 82.49		\$ 931.84	\$154,970.76
\$ 25.51				\$ 894.78	
\$ 195.57				\$ 917.38	
\$ 220.00				\$ 893.05	
\$ 156.80				\$ 981.74	
\$ 26.69				\$ 943.08	
\$ 172.00				\$ 967.52	
\$ 200.26				\$ 929.31	
\$ 251.87				\$ 953.06	
\$ 208.22				\$ 946.06	
\$ 29.65				\$ 908.55	
\$ 384.99				\$ 931.84	
\$ 12,757.46				\$ 894.78	
\$ 10,399.91				\$ 917.38	
\$ 7,193.20				\$ 493.06	
\$ 5,702.47				\$ 837.25	
\$ 20,472.19				\$ 706.19	
\$ 122.00				\$ 756.59	
\$ 26,488.45				\$ 852.87	
\$ 222.41				\$ 843.32	
\$ 25.34				\$ 688.73	
\$ 26.26				\$ 739.11	
\$ 26.31				\$ 967.26	
\$ 421.85				\$ 987.72	
\$ 26.00				\$ 821.64	
				\$ 661.77	
				\$ 824.59	
				\$ 647.28	
				\$ 668.85	
				\$ 873.99	
				\$ 1,053.55	
				\$ 1,015.96	
				\$ 797.15	
				\$ 804.52	
				\$ 668.85	
				\$ 797.15	
				\$ 804.52	
\$ 92,014.93	\$ 3,824.50	\$ 21,092.56	\$ 87.16	\$ 37,951.61	

PERMITTING: As of 12/4/2023 thirteen (13) permits have been issued since the last Admin report.

Eleven (11) permits were issued during the same period of 2022 (same report cycle year over year) and currently, there are one thousand five hundred twelve (1,512) permits. (2022: 1,424- 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. ID Numbers #3066-#3077
- * Property sold – previously permitted with a new owner/new permits

- 1) Town of Egg Harbor (54)*-Compliance
- 2) Town of Egg Harbor (56)
- 3) Town of Gibraltar (56)
- 4) Village of Egg Harbor (56)
- 5) Village of Sister Bay (56)
- 6) Town of Forestville (56)
- 7) Town of Jacksonport (56)
- 8) Town of Sevastopol (56)
- 9) Town of Baileys Harbor (56)
- 10) Town of Liberty Grove (56)
- 11) City of Sturgeon Bay (56) -Compliance
- 12) City of Sturgeon Bay (56) -Compliance

MARKETPLACE PLATFORM AUDITS:

VRBO listing breakdown by municipality as of 10/31/2023: [Link to full audit report](#)

Code	Municipality	2/3/2023	5/29/2023	7/29/2023	10/31/2023
2	Baileys Harbor	79	82	82	90
6	Clay Banks	5	6	6	6
8	Town of Egg Harbor	72	70	71	72
9	Village of Egg Harbor	47	47	47	52
11	Ephraim	67	65	65	72
12	Gibraltar	119	98	98	130
13	Village of Forestville	0	0	0	0
14	Town of Forestville	0	0	0	1
15	Jacksonport	41	43	44	42
27	Nasewaupee	47	47	48	49
32	Liberty Grove	88	92	93	108
33	Sevastopol	52	54	54	58
34	Sister Bay	73	73	73	85
35	City of Sturgeon Bay	67	79	84	85
36	Town of Sturgeon Bay	24	26	26	27
39	Gardner	19	19	19	21
42	Union	21	21	22	12
46	Washington Island	17	18	18	17
Total Actually in Door County		838	840	850	927

The following are unpermitted properties utilizing the VRBO platform:

1. VRBO # 2094656 –owner unfound (Ephraim) – Wholesaler.
2. VRBO # 2094592 –owner unfound (Ephraim) – Wholesaler.
3. VRBO # 2970977 –Gibraltar-wholesaler.
4. VRBO # 2094592-Gibraltar-wholesaler.
5. VRBO # 559794-Gibraltar-Timeshare Company
6. VRBO # 993369-Gibraltar-Timeshare Company
7. VRBO # 2970981-Gibraltar-Timeshare Company
8. VRBO # 2970974-Gibraltar-Timeshare Company
9. VRBO # 2970983-Gibraltar-Timeshare Company
10. VRBO # 2970982-Gibraltar-Timeshare Company
11. VRBO # 2970978-Gibraltar-Timeshare Company
12. VRBO # 2970977-Gibraltar-Timeshare Company
13. VRBO # 2970985-Gibraltar-Timeshare Company
14. VRBO # 2970984-Gibraltar-Timeshare Company
15. VRBO # 2970984-Gibraltar-Timeshare Company
16. VRBO # 2970975-Gibraltar-Timeshare Company
17. VRBO # 2970979-Gibraltar-Timeshare Company
18. VRBO # 2541783-Gibraltar-Timeshare Company
19. VRBO # 3409243-Town of Forestville-Property/Owner Identified
20. VRBO # 3427565-Town of Baileys Harbor-Property/Owner Identified
21. VRBO # 3151224-Town of Baileys Harbor-Possible Owner Identified
22. VRBO # 3272129-Village of Egg Harbor-Unit Unspecified
23. VRBO # 3451858-City of Sturgeon Bay-Property/Owner Identified
24. VRBO # 3555675-Town of Nasewaupsee-Property/Owner Identified
25. VRBO # 3316534-City of Sturgeon Bay-Property/Owner Identified
26. VRBO # 3415132-Town of Sevastopol-Property Address Being Investigated

Airbnb listing breakdown by municipality as of 9/1/2023: [Link to full audit report](#)

Municipality	Municipality	1/5/2023	4/1/2023	6/1/2023	9/1/2023
2	Baileys Harbor	83	91	105	108
6	Clay Banks	5	6	6	7
8	Town of Egg Harbor	70	71	73	72
9	Village of Egg Harbor	57	57	63	67
11	Ephraim	77	74	74	74
12	Gibraltar	105	121	127	157
13	Village of Forestville	0	0	0	0
14	Town of Forestville	1	1	1	1
15	Jacksonport	27	27	30	30
27	Nasewaupsee	52	50	53	53
32	Liberty Grove	94	99	113	118
33	Sevastopol	46	46	47	48
34	Sister Bay	60	67	67	74
35	City of Sturgeon Bay	169	170	182	190
36	Town of Sturgeon Bay	17	18	19	21
39	Gardner	24	36	36	37
42	Union	10	10	10	10
46	Washington Island	34	45	47	47
Subtotal of Door County Only		931	989	1053	1114

The following are unpermitted properties utilizing the Airbnb platform:

Profile Number	Municipality	Notes
918084839147940655	Town of Baileys Harbor	
26631795	Town of Egg Harbor	Owner Identified
52856205	Town of Egg Harbor	
54305805	Town of Egg Harbor	Owner Identified
909529454302550140	Town of Egg Harbor	Possible Owner Identified
627503032985358588	Village of Egg Harbor	Owner Identified
48941506	Town of Gibraltar	Wholesaler
48032380	Town of Gibraltar	Wholesaler
48033777	Town of Gibraltar	Wholesaler
48604196	Town of Gibraltar	Wholesaler
48870166	Town of Gibraltar	Wholesaler
48138983	Town of Gibraltar	Wholesaler
48603938	Town of Gibraltar	Wholesaler
48138990	Town of Gibraltar	Wholesaler
48034308	Town of Gibraltar	Wholesaler
48697600	Town of Gibraltar	Wholesaler
48698068	Town of Gibraltar	Wholesaler
48846402	Town of Gibraltar	Wholesaler
44578749	Town of Gibraltar	Wholesaler
48033779	Town of Gibraltar	Wholesaler
697257266142945474	Town of Gibraltar	Wholesaler
697257150166066977	Town of Gibraltar	Wholesaler
697258361093618425	Town of Gibraltar	Wholesaler
23709001	Town of Gibraltar	Wholesaler
48034158	Town of Gibraltar	Wholesaler
49362957	Town of Gibraltar	Wholesaler
53290833	Town of Gibraltar	Wholesaler
53264853	Town of Gibraltar	Wholesaler
880331540940600784	Town of Gibraltar	Wholesaler
911797342428400858	Town of Gibraltar	Wholesaler
53265232	Town of Gibraltar	Wholesaler
722708377758714332	Town of Gibraltar	Wholesaler
53268947	Town of Gibraltar	Wholesaler
697258656128855846	Town of Gibraltar	Wholesaler
697259042442293747	Town of Gibraltar	Wholesaler
697258940857216601	Town of Gibraltar	Wholesaler
697259730312293575	Town of Gibraltar	Wholesaler
911808857221894645	Town of Gibraltar	Wholesaler
697259354201161212	Town of Gibraltar	Wholesaler
697259151340232916	Town of Gibraltar	Wholesaler
697258361093618425	Town of Gibraltar	Wholesaler
697258799395932217	Town of Gibraltar	Wholesaler
697257150166066977	Town of Gibraltar	Wholesaler
697257839383844208	Town of Gibraltar	Wholesaler
697259905494974645	Town of Gibraltar	Wholesaler
697257527904060462	Town of Gibraltar	Wholesaler
697257907090828141	Town of Gibraltar	Wholesaler
697258031644586678	Town of Gibraltar	Wholesaler

697258679410312746	Town of Gibraltar	Wholesaler
697258148586489485	Town of Gibraltar	Wholesaler
697257266142945474	Town of Gibraltar	Wholesaler
697259597529160621	Town of Gibraltar	Wholesaler
697257388886160728	Town of Gibraltar	Wholesaler
697259442077602808	Town of Gibraltar	Wholesaler
697257388886160728	Town of Gibraltar	Wholesaler
697257527904060462	Town of Gibraltar	Wholesaler
697258148586489485	Town of Gibraltar	Wholesaler
697257839383844208	Town of Gibraltar	Wholesaler
697258031644586678	Town of Gibraltar	Wholesaler
697257907090828141	Town of Gibraltar	Wholesaler
697258656128855846	Town of Gibraltar	Wholesaler
745594417892118033	Town of Gibraltar	Possible Owner Identified
25447356	Town of Nasewaupee	Should Be Deactivated-Owner Identified
727781281181736844	Town of Liberty Grove	Permitted-More Units Than Permit States
727825891517844848	Town of Liberty Grove	Permitted-More Units Than Permit States
615372559915346164	Village of Sister Bay	Possible Owner Identified
897698789974981800	City of Sturgeon Bay	Owner Identified
54140093	City of Sturgeon Bay	Possible Owner Identified
925400231014382735	City of Sturgeon Bay	Possible Owner Identified
909583820303757023	City of Sturgeon Bay	Possible Owner Identified
908816097217118315	City of Sturgeon Bay	Owner Identified
842126959167488132	City of Sturgeon Bay	Permitted-More Units Than Permit States
827360883260960291	City of Sturgeon Bay	Possible Owner Identified
808744541599851284	Town of Washington	Owner Identified

Municipality	Permit #	Removed	Lodging Name	Lodging Address	Owner	Reason for Removal
Town of Gibraltar	12-56-1634-02	12/15/2023	Leap of Faith	9121 Spring Road	Michele & Roger Stoeger	New owner applied for a permit. Admin deactivation.

Other:

Craigslist

This month, our office reported eight more fraudulent Craigslist profiles, which were removed.

Airbnb Guest Favorites List

Airbnb has added a feature separating highly rated profiles based mainly on the following criteria:

- Overall star ratings and feedback in guest reviews
- Category ratings from guests for check-in, cleanliness, accuracy, Host communication, location, and value
- Host cancellation rates
- Quality-related incidents reported to Airbnb customer service
- A minimum of 5 reviews

There are a total of 2 million guest favorite listings globally out of the approximately 7 million global listings. As a percentage, 28.57% of all listings have received this distinction. However, when searched using the Guest Favorite criteria, 541 Door County listings were shown. This totals to 48.56% of current Door County Airbnb properties fitting stricter criteria. Properties also ranged from \$65 per night to \$500 per night in every part of the County. I have not yet had the time to break down the frequency across municipalities, but it is my goal to do so once we are fully staffed and have moved the office.

This change may incentivize property owners to improve their properties to obtain/maintain their Guest Favorite status and be seen. Likely, visitors will frequently use this filtering system and we may see a starker contrast between the amount of revenue brought in by Guest Favorite properties and properties not included in this list.

I have also previously observed a pattern of behavior for lower-rated properties in which one listing will be shut down only to reopen again under a new profile-often to avoid previous bad reviews. It is a possibility that this “loophole” will be used more often unless Airbnb works to restrict owners from doing so.

Website breach

On December 11th staff was made aware of a paid preparer who was incorrectly given access to another permit profile. Upon examination of the profile, it was found that a previous employee had added access to the wrong profile while processing a Change of Information form. The issue had been discovered and corrected but the change was not saved on the back end of the website. This was an error with the site coding. Zucchetti was contacted regarding the issue and generated a list of profiles with a similar occurrence, as well as informing us that the site mistake is now corrected. The owners of the profile contained in the breach were notified by letter and were left a message asking to contact the Zone regarding a security issue. The profile’s bank information was deleted immediately upon discovery of the breach.

2024 Door County Tourism Zone Meeting Schedule

January 18th, 2024 Executive Committee Meeting via Zoom at 9 AM

February 15th, 2024 Full Commission Meeting via Zoom at 9 AM

March 21st, 2024 Executive Committee Meeting via Zoom at 9 AM

April 18th, 2024 Full Commission Meeting via Zoom at 9 AM

May 16th, 2024 Executive Committee Meeting via Zoom at 9 AM

June 20th, 2024 Full Commission Meeting via Zoom at 9 AM

July 18th, 2024 Executive Committee Meeting via Zoom at 9 AM

August 15th, 2024 Full Commission Meeting via Zoom at 9 AM

September 19th, 2024 Executive Committee Meeting via Zoom at 9 AM

October 17th, 2024 Full Commission Meeting via Zoom at 9 AM

November 21st, 2024 Full Commission Meeting via Zoom at 9 AM

December 19th, 2024 Full Commission Meeting via Zoom at 9 AM