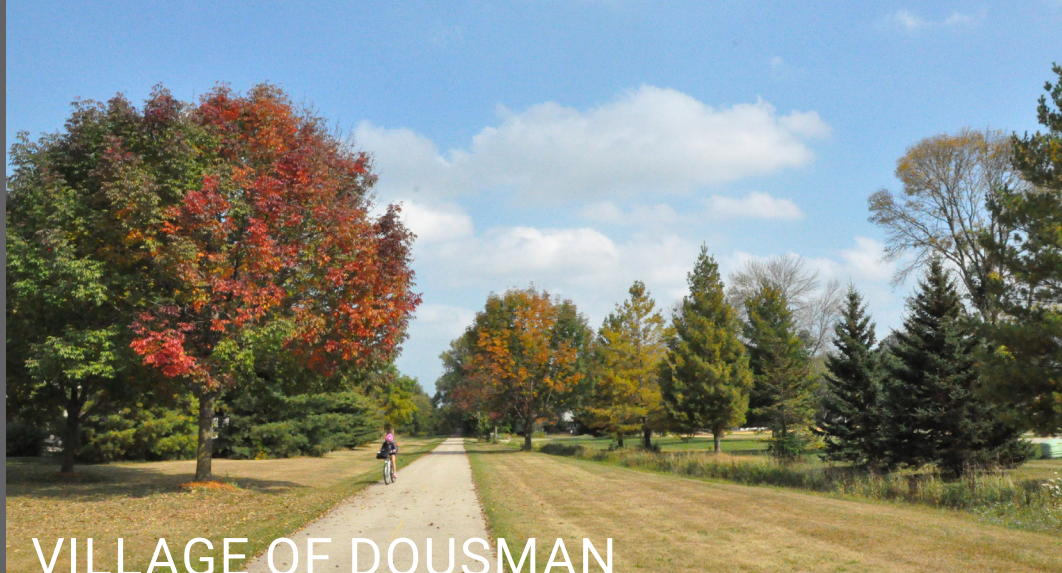


## HISTORY & LOCATION

The Village of Dousman was established along the Chicago and North Western railroad line in the 1880s and was incorporated in 1917. The rail right-of-way is now part of the extensive Glacial Drumlin State Trail. Because of frogs living in the marshes that abut Dousman, the Village was humorously known as "Bullfrog Station" in its early days. Dousman has an area of 2.6 square miles and is located in the western part of Waukesha County, just south of Oconomowoc and IH 94, about 30 miles west of Milwaukee.



## VILLAGE OF DOUSMAN

# ECONOMIC PROFILE

## DEMOGRAPHICS

Age Range:

0 to 19: 25.9%

20 to 44: 27.3%

45 to 64: 27.3%

65 and Older: 19.5%

Dousman Median Age: 42.6

Waukesha County Median Age: 43.3

White: 93.0%

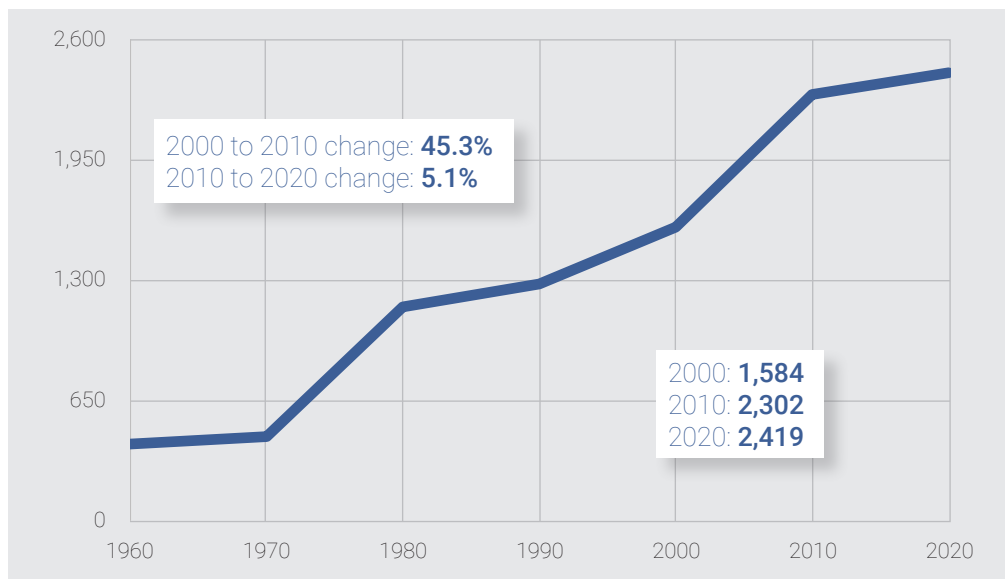
Black: 0.3%

Asian: 1.9%

Other Race: 3.0%

Hispanic: 1.8%

## CENSUS POPULATION



## HOUSING

Total Housing Units: 877

Owner Occupied Housing Units:

475 (54.1%)

Median Value: \$365,700

Renter Occupied Housing Units:

327 (37.3%)

Median Monthly Rent: \$1,354

Vacant Housing Units: 75 (8.6%)

## MEDIAN ANNUAL HOUSEHOLD INCOME

Village of Dousman: \$85,909

Waukesha County: \$101,639

Southeastern Wisconsin: \$73,300

Wisconsin: \$72,458

United States: \$75,149

## CONTACTS



Village Clerk

262-965-3792

[www.villageofdousman.com](http://www.villageofdousman.com)



Waukesha County Center for Growth

262.542.4249 ext. 20

[www.waukesha.org](http://www.waukesha.org)



Southeastern Wisconsin  
Regional Planning Commission

262.547.6721

[www.sewrpc.org](http://www.sewrpc.org)

## LABOR FORCE

Residents in the Labor Force: 1,014  
 Unemployment Rate: 2.6%\*

## RESIDENT OCCUPATIONS

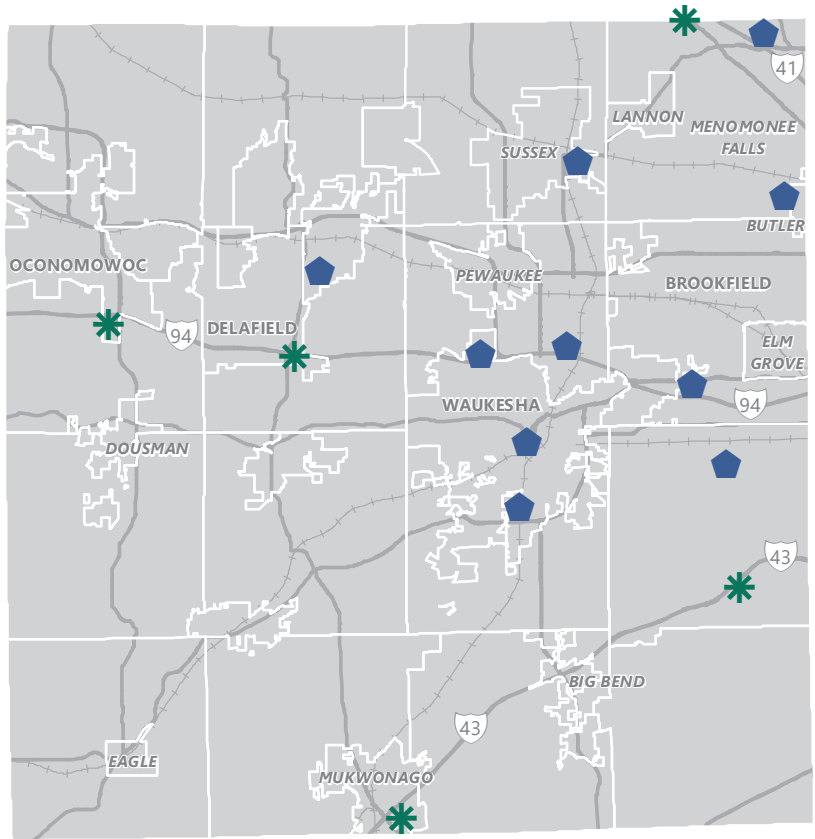
Management, Business, Science, and Arts: 37.0%  
 Natural Resources: 8.4%  
 Production, Transportation, and Material Moving: 10.7%  
 Sales and Office: 25.7%  
 Services: 18.2%

## BUSINESS PARKS

**Dousman Industrial Park**  
 Location: North of Ottawa Avenue, west of Main Street, and south of Glacial Drumlin Trail  
 Size: 30 acres  
 No. of Vacant Parcels: 1

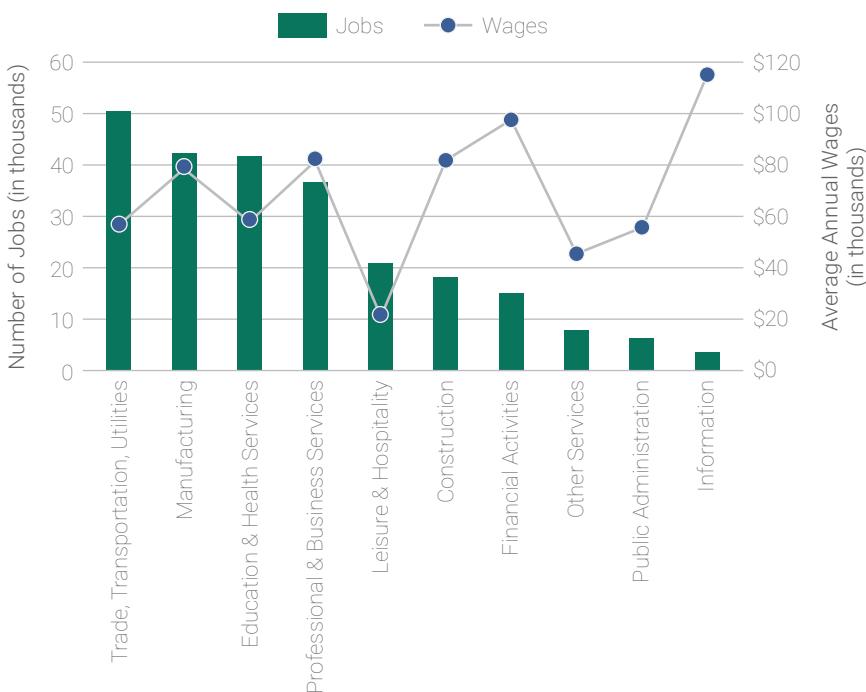
**Dousman Business Park**  
 Location: East of STH 67, adjacent to the Bark River, north of USH 18  
 Planned for: 114 acres  
 Two parcels, entirely undeveloped

## MAJOR EMPLOYMENT CENTERS



**◆ EXISTING TO BE RETAINED**      **\* RECOMMENDED BY 2050**

## WAUKESHA COUNTY JOBS BY INDUSTRY



## MAJOR EMPLOYERS

The largest employers in the Village of Dousman are in the educational and healthcare service industry sectors.

- Three Pillars (100 - 249)
- Wisconsin Masonic Home Inc (100 - 249)
- Dousman Transport Co Inc (50 - 99)
- Prader Willi Homes (50 - 99)
- Kettle Moraine Golf Club (15 - 49)
- St Bruno Parish School (15 - 49)
- St Bruno's Catholic Church (15 - 49)
- Goehner Industry (15 - 49)
- Quality Feed Inc (15 - 49)

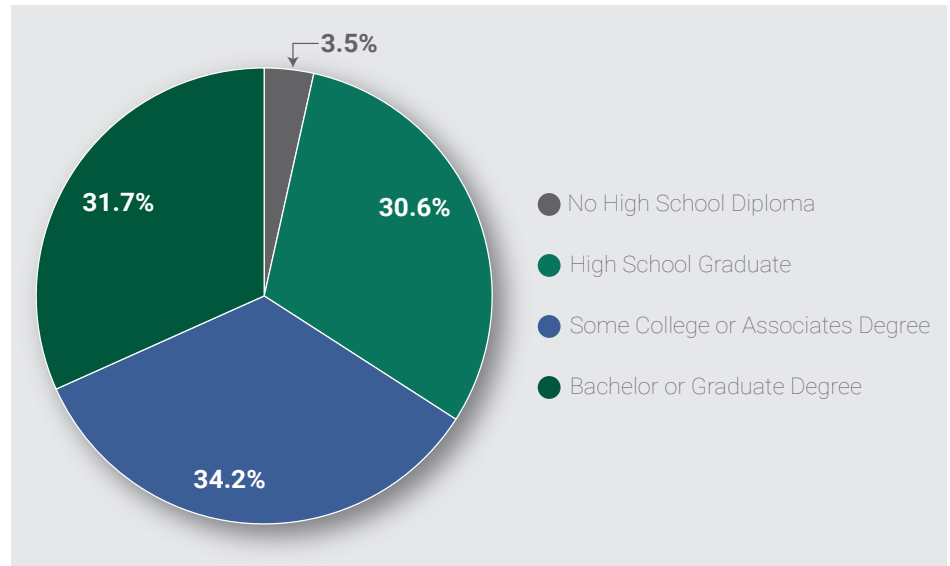
\* Unemployment rate for Waukesha County as of April 2024.

## EDUCATIONAL OPPORTUNITIES

Dousman is served by the Kettle Moraine School District and includes the KM Middle School and one of five elementary schools. The high school is located in nearby Wales. The campus consists of four schools, including three specialty charter schools for performing arts, global leadership and innovation, and health sciences. In addition, Dousman is served by a number of private schools.

Numerous higher education opportunities are also available to Dousman residents in Waukesha County and in neighboring counties. Carroll University, a private university offering undergraduate and graduate programs is located in the City of Waukesha. In addition, Waukesha County Technical College (WCTC) is located nearby in Pewaukee and offers associate degrees, technical diplomas, and short-term certificates. Nearby University of Wisconsin-Whitewater in Walworth County offers four-year undergraduate programs as well as graduate degrees. Dousman is located between Milwaukee and the State

## HIGHEST EDUCATIONAL ATTAINMENT



Capital of Madison, which is home to the University of Wisconsin-Madison. Milwaukee County is home to 15 universities, including UW-Milwaukee, Marquette University, and the Milwaukee School of Engineering. Together, these universities offer a wide variety of undergraduate and graduate programs.

## ACT SCORES

### Kettle Moraine School District/ National

- English 21.5/18.6
- Math 21.6/19.0
- Reading 22.5/20.1
- Science 22.0/19.6
- Composite 22.0/19.5

## GOVERNMENT

The Village of Dousman is governed by a Village Board, consisting of a Village President and six trustees. The Board makes decisions regarding most Village matters, including the Village budget, capital improvements, ordinances, and hiring of most department heads. Administrative responsibility is shared by the Village President and Village Clerk who are responsible for the overall coordination and direction of the day-to-day operations of Village government. Dousman contracts with neighboring Village of Summit for police protection, and is a member of the newly formed Western Lakes Fire

District, serving ten communities in the area with about 140 staff members. One of the District's four fire stations is located in Dousman.

## PARKS

Cory Municipal Park in the heart of Dousman offers baseball, softball, volleyball, and a playground. Just minutes away, Kettle Moraine State Forest-Southern Unit has miles of nature trails, lakes, and campgrounds. The parks and natural areas protect unique natural resources and provide places for the community to gather.

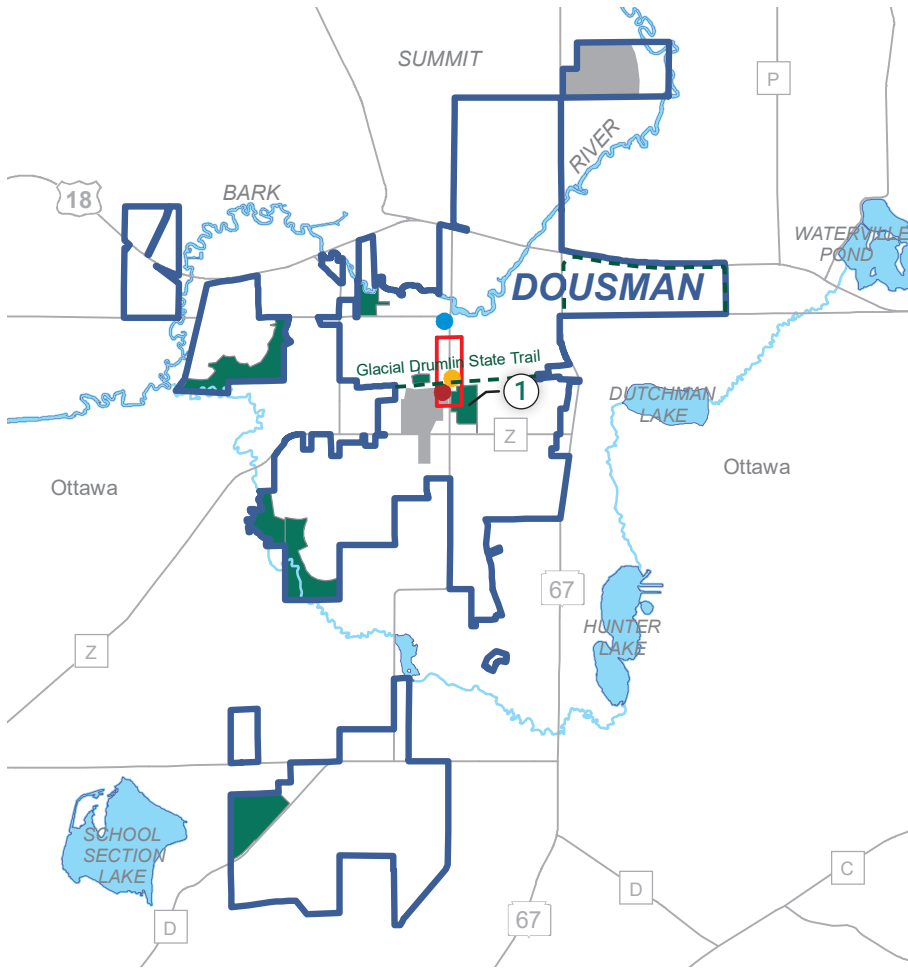
## TAXES

- Property tax: \$14.47 per \$1,000 of assessed value
- Sales tax: 5.0%

## HEALTHCARE

The Aurora Medical Center Hospital is a 100-bed general medical and surgical hospital, located just minutes away in the neighboring Village of Summit. In addition, Oconomowoc Memorial is a 76-bed, full-service, acute care hospital located in the nearby City of Oconomowoc. Waukesha Memorial Hospital is a 400-bed hospital located in the City of Waukesha, and the Milwaukee Regional Medical Center is located in Milwaukee County.

# VILLAGE OF DOUSMAN ECONOMIC PROFILE MAP: 2024



- Downtown Area
- Existing Business/Industrial Park (with Lots Available)
- Village Hall
- Post Office
- Fire Station
- Park and Open Space Sites
- Existing Bike Trail

**PARKS**

The Village of Dousman has one public park:

① Cory Municipal Park

[www.villageofdousman.com/parks-and-recreation/](http://www.villageofdousman.com/parks-and-recreation/)

## COMMUTING PATTERNS

### TRANSIT

Waukesha County Transit provides commuter bus service from nearby Oconomowoc to Downtown Milwaukee, where riders can connect to numerous destinations by bus, rail, and air. The service operates weekdays, mainly over freeways with limited intermediate stops. Residents and employers can find transportation alternatives through CommuteWISE, which provides commute options, including a workplace ridematching feature.

### TRAVEL TIMES

- To Downtown Milwaukee: 35 Minutes
- To Downtown Madison: 57 Minutes
- To Milwaukee Mitchell International Airport: 40 Minutes
- To Intermodal Station: 35 Minutes

