

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: 25.4%

20 to 44: 25.4%

45 to 64: 24.4%

65 and Older: 24.8%

Dousman Median Age: 44.1

Waukesha County Median Age: 43.2

White: 90.6%

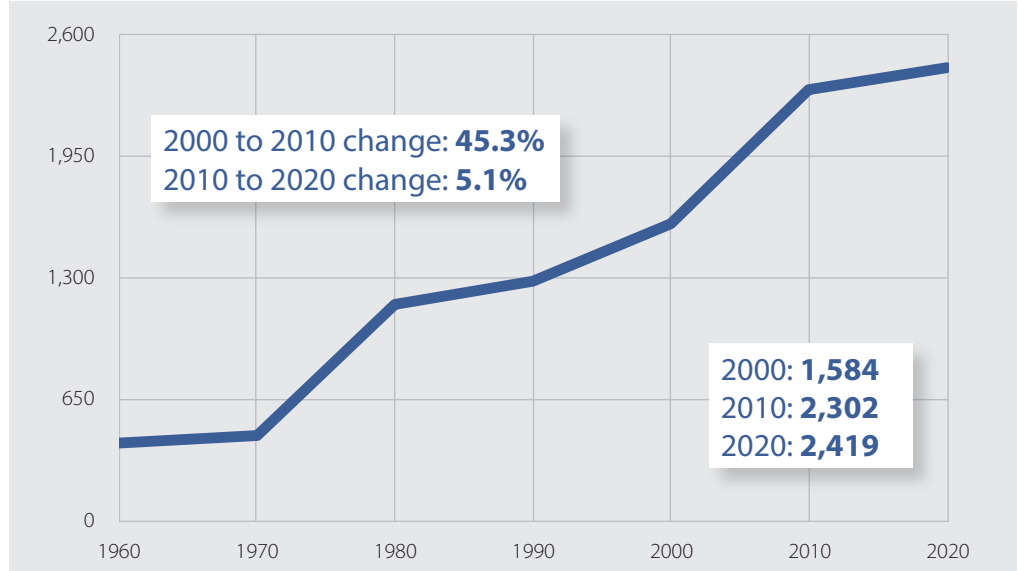
Black: 0.6%

Asian: 0.8%

Other Race: 3.4%

Hispanic: 4.6%

CENSUS POPULATION



HOUSING

Total Housing Units: 1,013

Owner Occupied Housing Units:

521 (51.5%)

Median Value: \$273,500

Renter Occupied Housing Units:

438 (43.2%)

Median Monthly Rent: \$1,248

Vacant Housing Units: 54 (5.3%)

MEDIAN ANNUAL HOUSEHOLD INCOME

Village of Dousman: \$66,792

Waukesha County: \$87,277

Southeastern Wisconsin: \$62,800

Wisconsin: \$61,747

United States: \$62,843

CONTACTS



The
**Village of
Dousman**

Village Clerk

262-965-3792

www.villageofdousman.com



Waukesha County Center for Growth

262-409-2643

www.waukeshagrowth.org



**Southeastern Wisconsin
Regional Planning Commission**

262-547-6721

www.sewrpc.org

LABOR FORCE

Residents in the Labor Force: 1,153

Unemployment Rate: 2.6%*

RESIDENT OCCUPATIONS

Management, Business, Science, and Arts: 38.3%

Natural Resources: 9.2%

Production, Transportation, and Material Moving: 14.1%

Sales and Office: 23.2%

Services: 15.2%

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

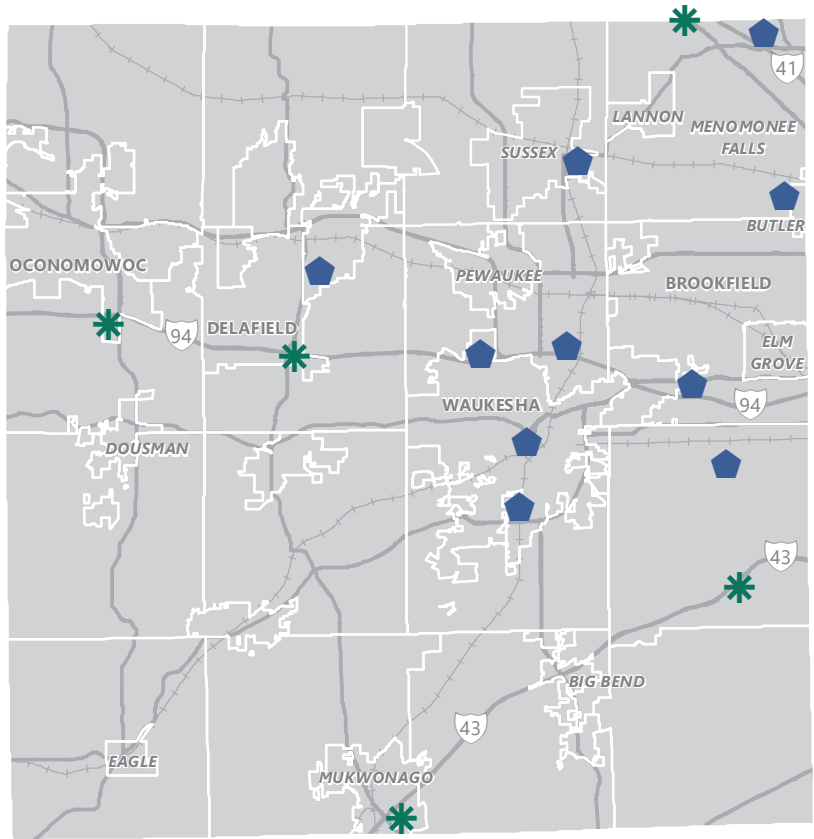
Dousman Business Park

Location: East of STH 67, adjacent to the Bark River, north of USH 18

Planned for: 114 acres

Two parcels, entirely undeveloped

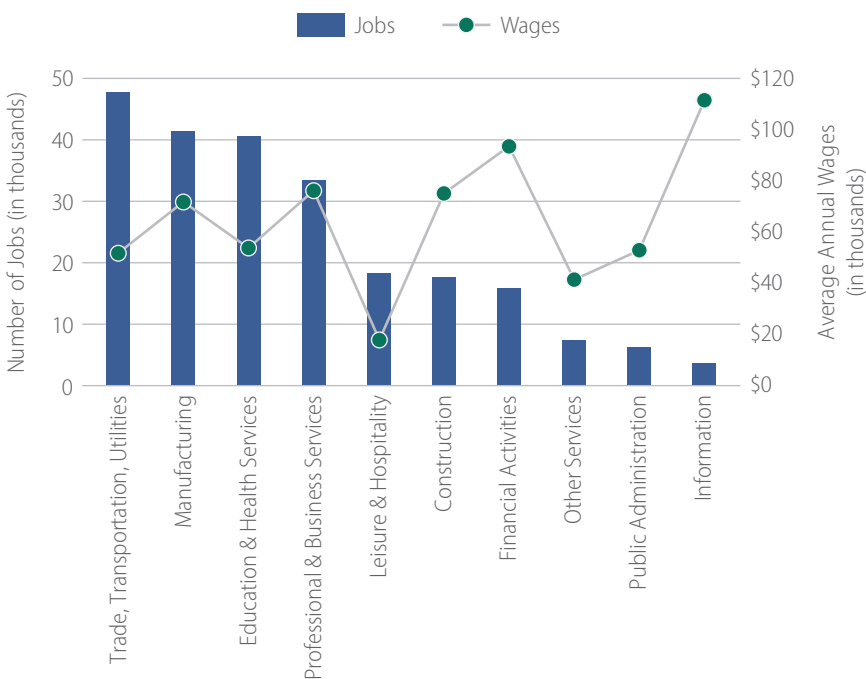
MAJOR EMPLOYMENT CENTERS



◆ 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.

Kettle Moraine

School District (100 - 249)

Three Pillars Senior

Living Communities (100 - 249)

Wisconsin Masonic Home (100 - 249)

Dousman Transport Company (50 - 99)

Dousman Family Dentistry (15 - 49)

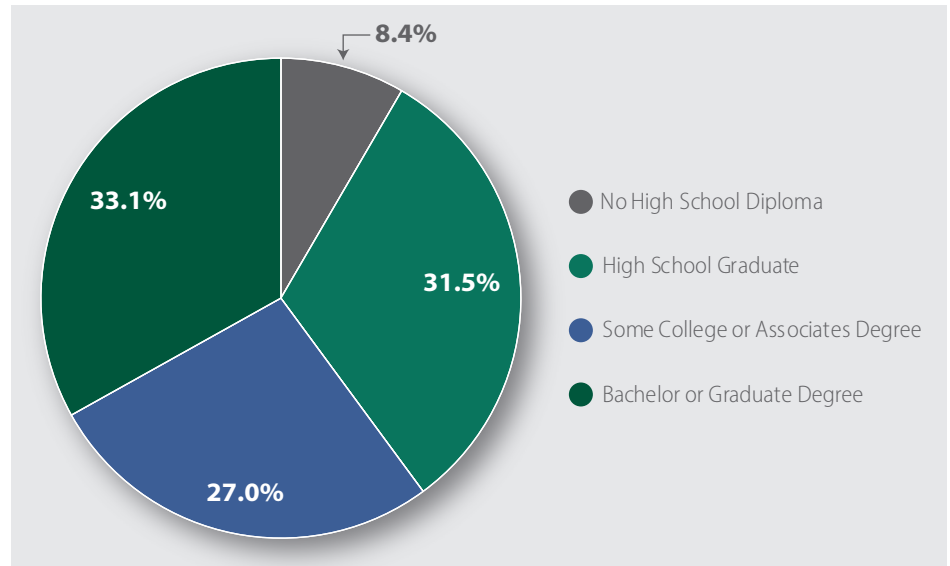
* Unemployment rate for Waukesha County as of March 2022.

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, and UWM at Waukesha—a two-year campus affiliated with UW-Milwaukee—are both 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

HIGHEST EDUCATIONAL ATTAINMENT



graduate degrees. Dousman is located between Milwaukee and the State 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 22.0/20.1
Math 22.2/20.4
Reading 22.3/21.2
Science 22.5/20.6
Composite 22.4/20.7

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.

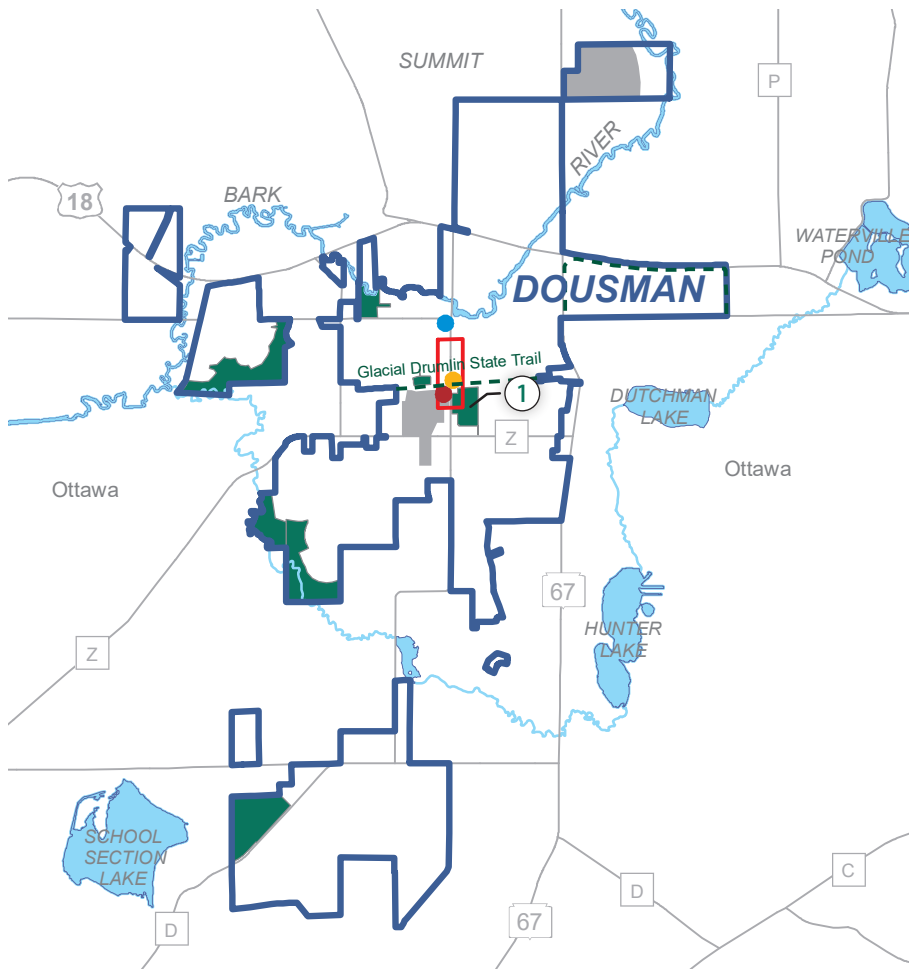
TAXES

Property tax: \$15.74 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: 2022



- Downtown Area
- 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/

COMMUTING PATTERNS

TRANSIT

Waukesha County Transit—operated by Wisconsin Coach Lines—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.

TRAVEL TIMES

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

