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 the County, just south of Oconomowoc, and along IH 94, about 30 miles west of Milwaukee.

DEMOGRAPHICS
Median Age: 46.7
Age Range:
0 to 19: 24.9%
19 to 44: 21.4%
45 to 64: 31.3%
65 and Older: 22.4%
White: 95.1%
Hispanic: 2.2%
Asian: 1.1%
Black: 0.3%
Other Race: 1.3%

HOUSING
Total Housing Units: 999
Owner Occupied Housing Units:
558 (55.9%)
Median Value: $217,500
Renter Occupied Housing Units:
413 (41.3%)
(Includes 275+ renter occupied housing units in Three Pillars Senior Living Community)
Median Monthly Rent: $1,098
Vacant Housing Units: 28, 2.8%

MEDIAN ANNUAL HOUSEHOLD INCOME
Village of Dousman: $60,911
Waukesha County: $76,545
Southeastern Wisconsin: $56,905
Wisconsin: $53,357
United States: $53,889

CONTACTS
The Village of Dousman
Village Clerk
262-965-3792
www.villageofdousman.com

Southeastern Wisconsin Regional Planning Commission
262-547-6721
www.sewrpc.org

We Energies
800-714-7777
www.we-energies.com

Waukesha County Center for Growth
262-409-2643
www.waukesha.org
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 and consists of four schools on the campus, including specialty 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 UW-Waukesha, a University of Wisconsin system freshman and sophomore campus, are both located in the City of Waukesha. In addition, Waukesha County Technical College (WCTC) is located just north of Waukesha 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 halfway 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
English: 21.9
Math: 22.7
Reading: 22.3
Science: 22.7
Composite: 22.6

National
English: 20.3
Math: 20.9
Reading: 21.3
Science: 20.8
Composite: 21.0

GOVERNMENT

The Village of Dousman is governed by a Village Board, consisting of a Village President and four 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.

TRANSIT

Waukesha County Transit—operated by Wisconsin Coach Lines—provides express 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.

TAXES

Property tax: $17.66 per $1,000 of assessed value
Sales tax: 5.1%

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.

HIGHEST EDUCATIONAL ATTAINMENT

No High School Diploma: 6.7%
High School Graduate: 37.7%
Some College or Associates Degree: 31.8%
Bachelor or Graduate Degree: 23.8%

HIGHEST EDUCATIONAL ATTAINMENT

No High School Diploma: 6.7%
High School Graduate: 37.7%
Some College or Associates Degree: 31.8%
Bachelor or Graduate Degree: 23.8%
LABOR FORCE
Residents in the Labor Force: 1,213
Unemployment Rate: 2.7%*

RESIDENT OCCUPATIONS
Management, Business, Science, and Arts: 31.1%
Sales and Office: 30.0%
Service: 15.3%
Natural Resources: 12.5%
Production, Transportation, and Material Moving: 11.1%

BUSINESS PARK
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 (2015): 1

EXISTING TO BE RETAINED

RECOMMENDED BY 2050

WAUKESHA COUNTY JOBS BY INDUSTRY

Note: Wage data for Information jobs not available

MAJOR PRIVATE EMPLOYERS
The largest private employers in the Village are in the manufacturing, wholesale, and health and other services industry sectors.

AFP
Alternative Machine Tool
BC Holland
Dousman Family Dentistry
Dousman Transport Company
Lad Lake
Three Pillars Senior Living Communities
Wolf Paving

* Unemployment rate for Waukesha County as of February 2018.
Sources include: U.S. Census Bureau American Community Survey: 2011-2015, Wisconsin Department of Administration, Wisconsin Department of Workforce Development, and SEWRPC
EXISTING BUSINESS/INDUSTRIAL PARK - WITH LOTS AVAILABLE
EXISTING BUSINESS/INDUSTRIAL PARK - NO LOTS AVAILABLE (NONE)
PARK AND OPEN SPACE SITES
EXISTING BIKE TRAIL

VILLAGE HALL
FIRE STATION
POST OFFICE
DOWNTOWN AREA