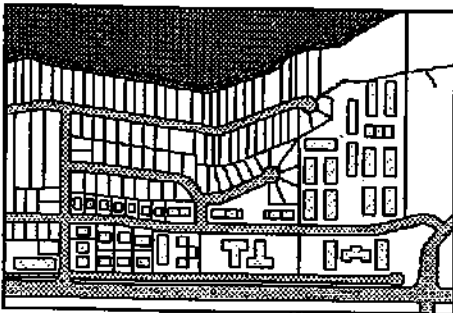
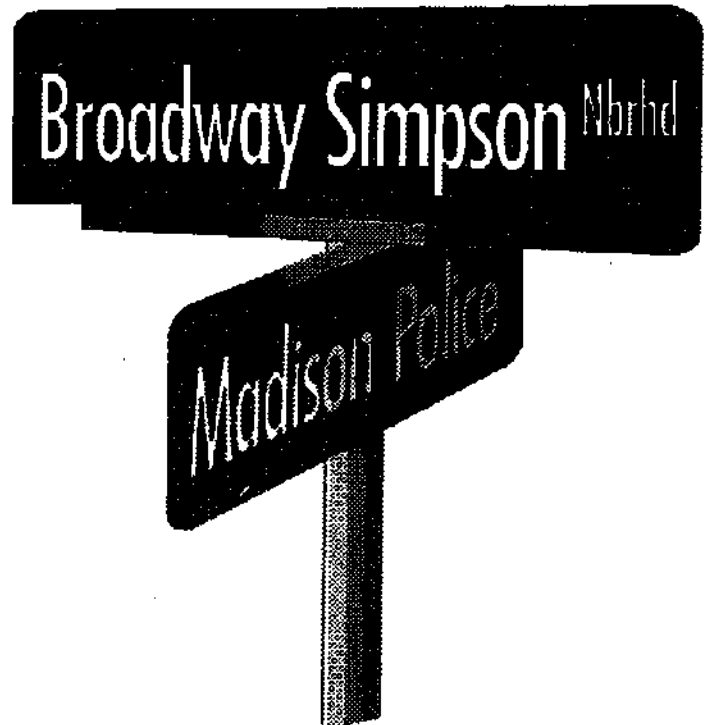


# Broadway Simpson Neighborhood

1995 Police Calls



**Madison Police Department**

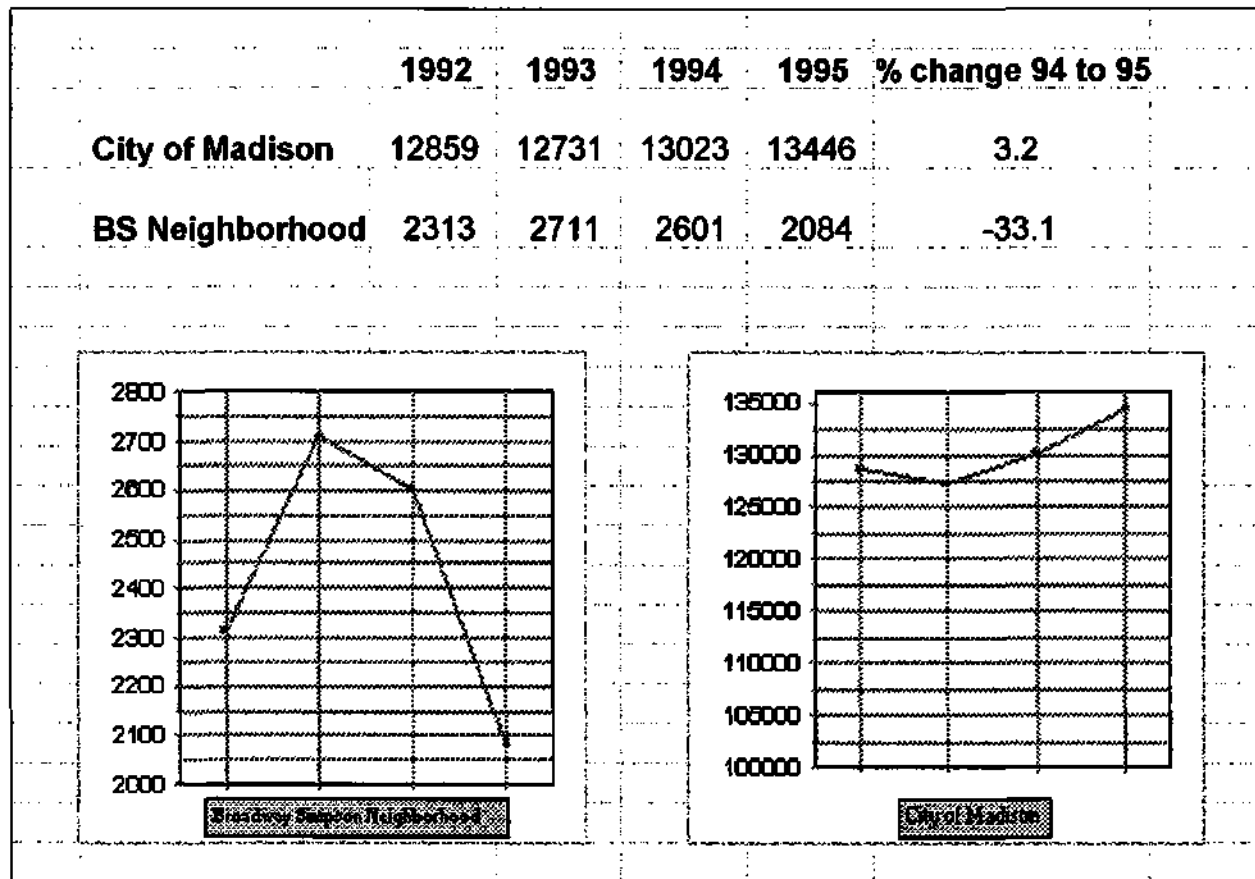
**Calls for service statistics**

## Table of Contents

Neighborhood v. City.....	1
Introduction.....	2
Calls for service index.....	3
Change in call map.....	4
Percentage change data.....	5
Meridian Property, 3 year graph.....	6
1822 W. Broadway, 3 year graph.....	7
Monona Shores, 5year graph.....	8
Data collection method.....	9
The 1900 block.....	10
The 4 largest properties.....	11

# Neighborhood Police Calls Decline

## Police Calls Increase Citywide



### Possible contributing factors:

- Community involvement of individuals and groups, like M.O.S.S.
- The addition of a second NPO, Tim Peregoy
- Effectiveness of the Joining Forces for Families Team
- Increased teamwork of Patrol Officers with NPOs
- Improved property management
- The drug abatement seizure of 1822 W. Broadway
- Problem solving and intervention strategies of the NPOs

## **Introduction**

Neighborhood Police Officers Peregoy and Dexheimer have compiled the following statistics for the Broadway Simpson Neighborhood. Their primary value is to identify "hot spots" of activity that require police attention.

Every time a citizen calls the 911 Center requesting police help, or whenever an officer encounters an incident on patrol that requires a report, a case number is generated. A case number documents a specific occurrence at a specific location. We call each such incident a "call for service" (cfs). Computer records of these cfs document police patrol activities.

By charting the monthly calls to a property over several years, we are able to confirm trends that we suspected were occurring. Some of these changes have resulted from changes in management or significant events in the neighborhood. See pages 6 through 8.

## **Results**

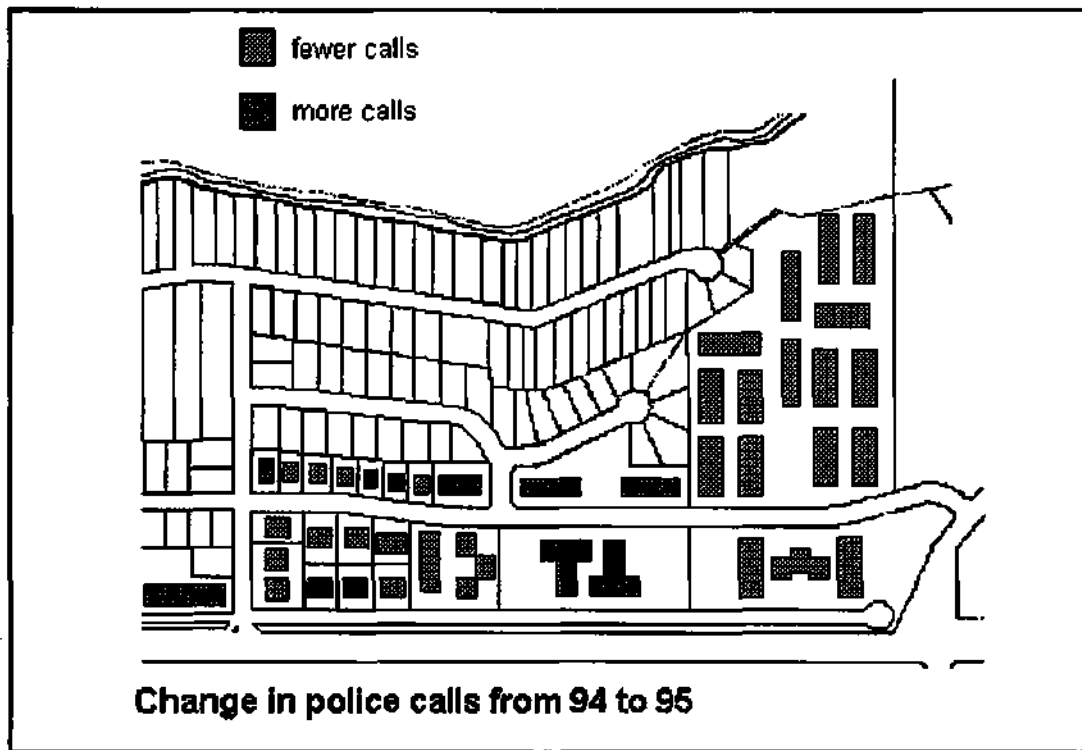
The most encouraging news, is that the neighborhood had a 33% decrease in cfs in 1995, It is even more significant because the city of Madison had a small increase in police calls. After peaking in 1993, police calls to the neighborhood have declined for the last two years. Of the 19 property managers in the core neighborhood, 12 had decreases in cfs. Seven owners/managers had an increase. The two properties with the greatest increase in police calls were 1910 W. Broadway with a 94% increase and 5318 Hoboken Rd. with a 150% increase.

One objective of Community Oriented Policing is to identify neighborhood problems. Periodic examination of call statistics is a useful tool for doing that. Repeat police calls for service to a specific address or area may indicate that a problem exists. Simply taking notice of the number of calls for service (cfs) will not identify the cause or nature of a specific problem. By grouping data by property manager, it is possible to see the effects of good management practices.

Location	Owner	CFS/UNIT				92CFS	93 CFS	94CFS	95CFS	UNITS
		1992	1993	1994	1995					
MONONA SHORES	City of Madison	3.3	3.5	3.0	1.6					
RIVERWOOD	Ronald P. O'Neil	0.7	0.6	0.7	0.5					
GAKWOOD	Ann Barber	2.9	2.8	4.3	5.5					
MERIDIAN	CEA	3.4	6.0	5.6	3.0					
1817 SS	Raydon	0.9	5.1	3.1	2.6					
1822 WB	Nielsen/John	10.6	15.1	18.4	5.5					
1901 SS	Rich Lee	15.1	14.9	7.8	7.0			12	50	
1902 WB	Carl Parks	8.9	14.8	9.3	10.4				24	
1909 SS	Olson	7.1	10.1	8.9	7.4					
1910 WB	Hubert McKee	5.6	6.0	4.9	9.5					
1917 SS/532B HR	Beeks	1.6	3.1	4.0	1.9					
1918 WB/530 HR	Tracie Blaus	7.6	9.4	8.1	6.1					
1902 SS/100 SS	Windy Wind	3.9	4.4	2.5	3.3					
1810 SS	Dr. Peterson	3.3	1.8	1.5	0.8					
1817 SS/1802 SS	Grays	4.0	2.6	2.5	3.9					
1808 SS	Public Town	6.3	11.8	14.8	10.8					
1914 SS	Tom Schmidt	3.0	10.0	7.3	4.0					
5419 HR	Jim Randall	1.0	2.5	0.5	1.3					
2010 WB	Sam Apple	2.5	2.9	3.3	4.5					
BS Neighborhood		3.6	3.6	3.4	2.7	233	276	260	203	1

### Calls For Service Index

By taking the total number of police calls for the year for a specific address or property, and dividing by the number of rental units at that property, we come up with the "calls for service per unit" (cfs/u) for that property.

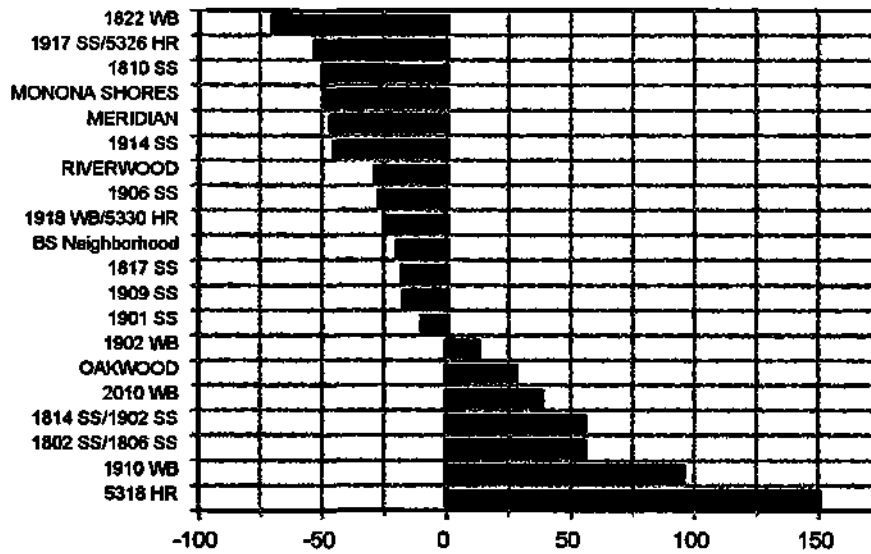


Seven properties had an increase in the number of police call from 1994 to 1995. This is even more significant since the neighborhood as a whole had a 33% decrease in the number of calls.

Oakwood Terrace, is owned by Don Holden and managed by Wisconsin Management. At 125 rental units, it is the third largest property in the neighborhood. Of the four large properties in the neighborhood, Oakwood Terrace is the only one which has had a higher incidence of police calls in the past three years. The owner and management have done a good and consistent job of screening new tenants; and they have always been cooperative with the police. One explanation for the increase is that Oakwood has one of the highest occupancy rates in the neighborhood and management has been willing to take a risk on younger applicants with no previous rental history.

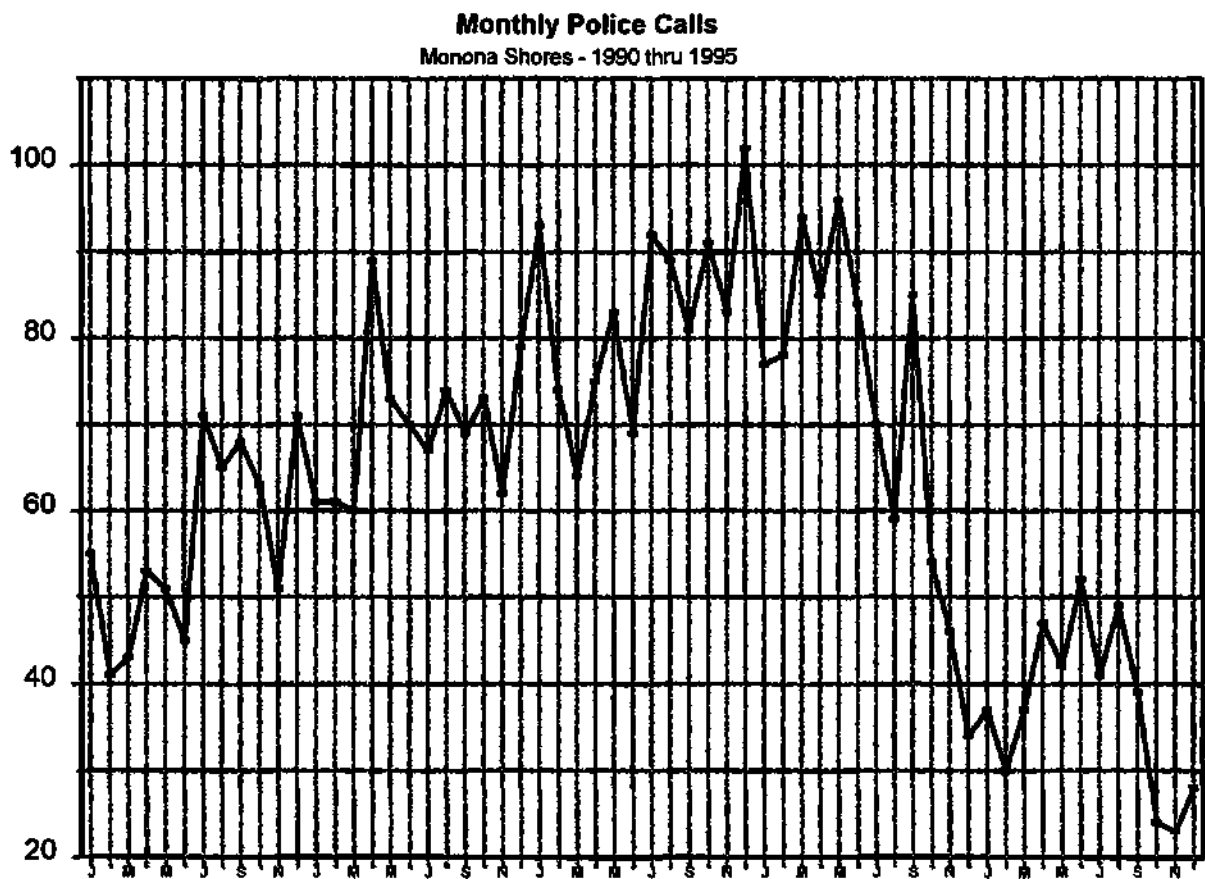
Starting in February of 1996, Oakwood management began using criminal history checks as part of their screening process.

**1995**



	CFS/UNIT		
	1994	1995	% change
MONONA SHORES	3.0	1.6	-47.9
RIVERWOOD	0.7	0.5	-28.7
OAKWOOD	4.3	5.5	27.2
MERIDIAN	5.6	3.0	-46.5
1817 SS	3.1	2.6	-18.0
1822 WB	18.4	5.5	-70.1
1901 SS	7.8	7.0	-9.7
1902 WB	9.3	10.4	12.2
1906 SS	8.9	7.4	-16.9
1910 WB	4.9	9.5	94.9
1917 SS/5326 HR	4.0	1.9	-53.1
1918 WB/5330 HR	8.1	6.1	-24.8
1802 SS/1806 SS	2.5	3.3	30.0
1810 SS	1.5	0.8	-50.0
1814 SS/1902 SS	2.5	3.9	55.0
1906 SS	14.8	10.8	-27.1
1914 SS	7.3	4.0	-44.8
5318 HR	0.5	1.3	150.0
2010 WB	3.3	4.5	36.8
BS Neighborhood	3.4	2.7	-19.9

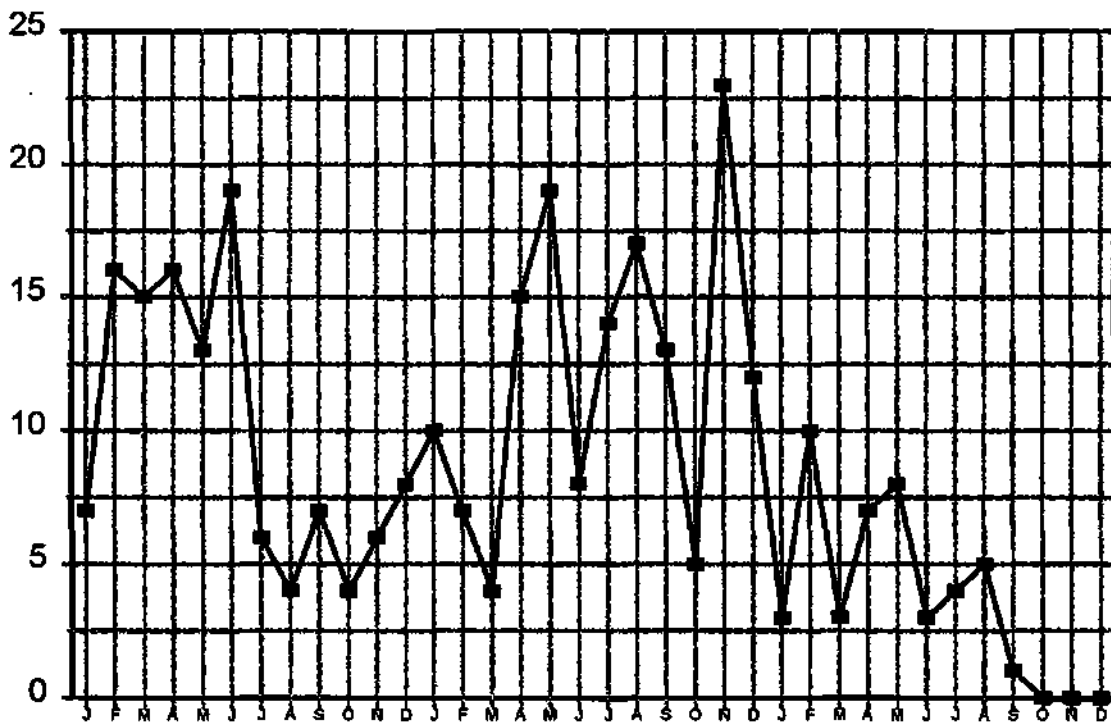
The Monona Shores Property, managed for the CDA by Preferred Management, had an amazing decrease in police calls throughout 1995. The graph below, which covers a five year period, shows that the decline actually began in May of 1994. A possible explanation for the decrease at that time was the Monona Shores civil suit against six drug dealers and the Gangster Disciples. That action, along with the aggressive eviction of several tenants who had been identified as operating drug houses by residents, management and the Neighborhood Police Officer, resulted in police calls to Monona Shores decreasing from 96 in May to 34 in December of 94.





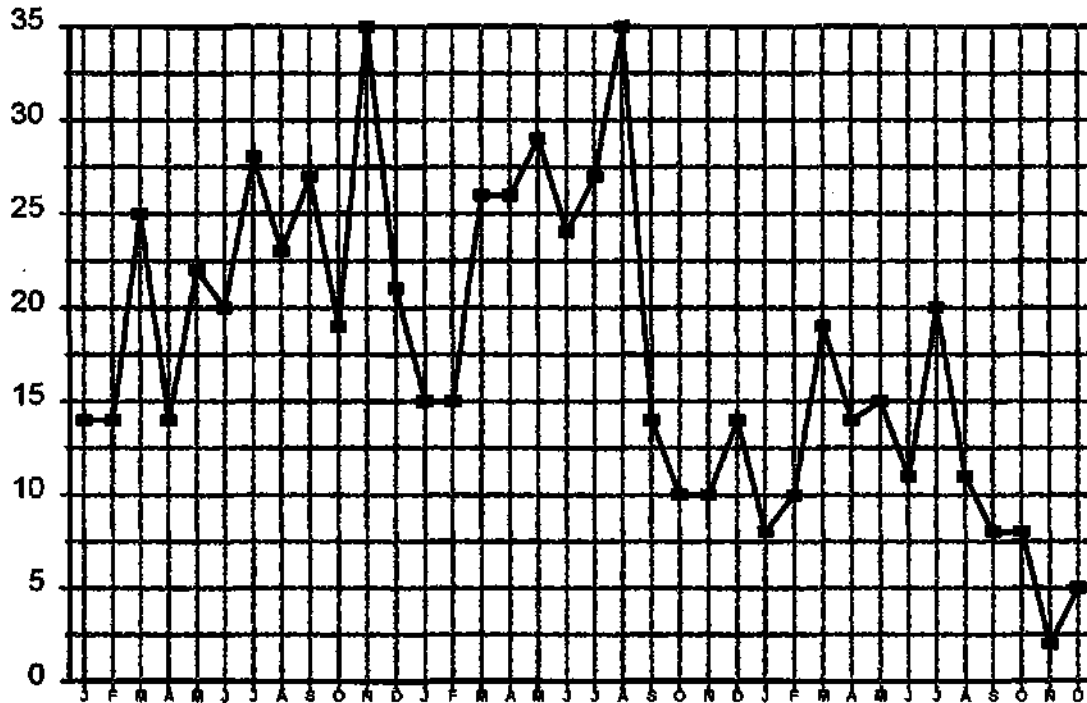
In July of 1995, the City Attorney's Office initiated the first drug abatement seizure action against 1822 W. Broadway which was owned by Dennis Niebuhr. All tenants were out and the building was closed by September. A fence and private security were mandated by the settlement. Since that time the building has been managed by Scott Schmid of Wisconsin Management. The building will reopen when it can be sold by Wisconsin Management with the approval of the City.

**Monthly Police Calls**  
1822 W Broadway - 1993 thru 1995



In August of 1994 Meridian Management took over the Broadway Terrace property for the CDA. Prior to this the buildings had been owned and managed by MMHA.

**Monthly Police Calls**  
MMHA/CDA-Meridian Property 93-95



## Data Collection Method

The data in this report covers the core neighborhood for which the Neighborhood Police Officers are responsible. This year we were able to collect data for more properties than in the past. Included this year are all of the buildings pictured in the map on the cover plus the city addresses on Bridge Rd. (Riverwood Apts. and The Landing Condominiums). A total of 76 addresses with 19 separate owners or managers were surveyed. There are 767 rental units in these buildings.

All rental property in the neighborhood, except that in the 2000 and 2100 blocks of Simpson St., is included. Historically these latter properties have required very little police attention and at this time it was felt that the data from these properties would have little value for the study. In future reports it may be necessary to include these properties.

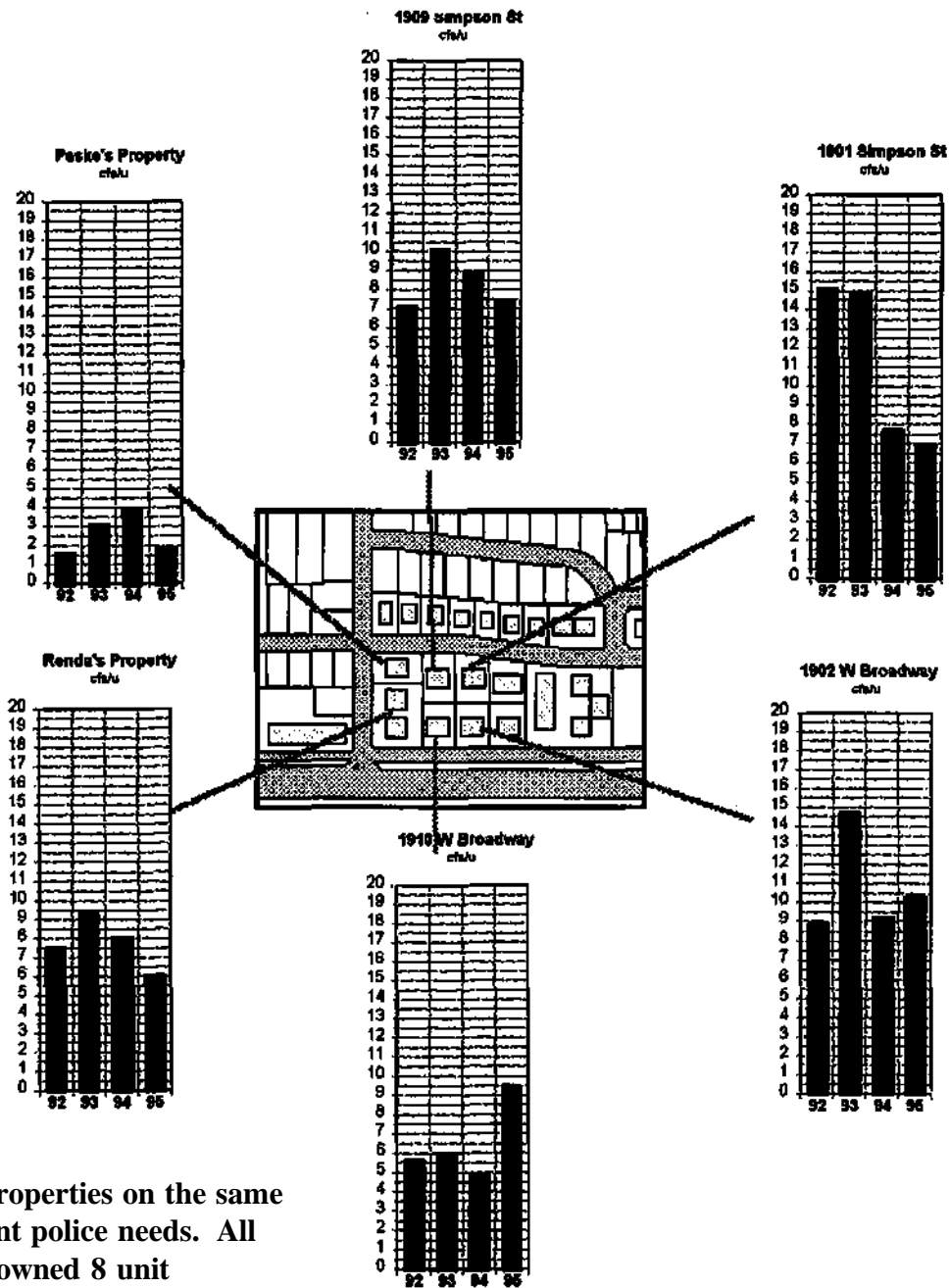
For these statistics, we tallied all case numbers generated for the 76 addresses in the survey area. It includes almost all incidents in the neighborhood reported by citizens or officers. Not counted were "911 disconnect" calls for 1566 Simpson St. and 1817 Simpson St. These are unfounded, false calls made from the pay phones in front of these addresses. Also excluded were incidents not connected to a specific property. These would be primarily traffic incidents or disturbances that happened on the street. These calls would typically be designated a location such as "1600 Simpson St." or "Hoboken Rd. at W. Broadway".

The number of units used to calculate the cfs/u index are the total number of rental units. No attempt was made to exclude vacant units.

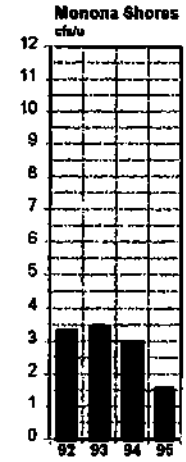
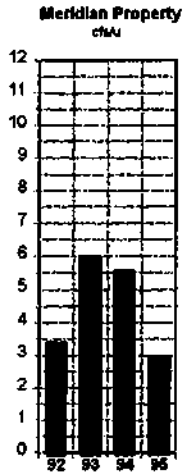
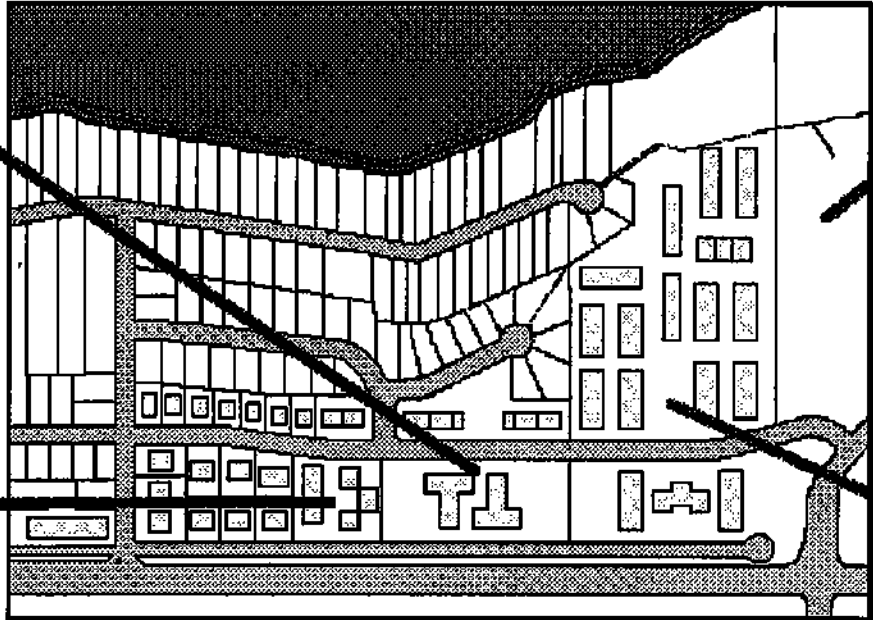
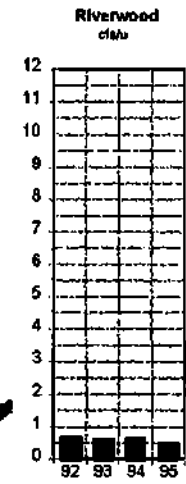
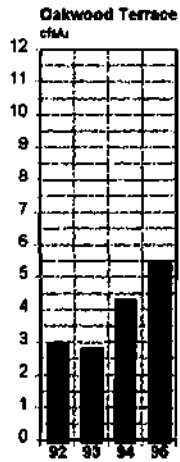
The MPD computer index of calls to a specific address, includes all references to that address for witnesses, suspects and complainants. A reference for 1512 Simpson St. will occur if a witness to an incident on State St. claims to live there. None of these references to neighborhood addresses were included. Only incidents which have an address of occurrence in the core neighborhood were counted.

Information on specific apartments at which an incident occurred is sometimes available. This is not recorded consistently and it is not possible to sort the data by apartment. Also, if more than one apartment is involved in an incident, an Officer would use only the building address.

Any owner or interested citizen can obtain a complete log of calls for any specific address for any specific time period going back to 1980. This info is available for a fee from MPD Records in the City County Building. Included in this info is the type call, primary Officer and a coded disposition for the call. Some of this information may be useful in determining the nature of problems identified by the data in this study.



An illustration of how six properties on the same block can have such different police needs. All properties are individually owned 8 unit apartment buildings. The difference reflects management styles, screening practices and the benefits of clearly established property lines (i.e. fences).



A comparison of the four largest rental properties in the Broadway Simpson Neighborhood