

# URBAN PLANNING, MUP: REAL ESTATE DEVELOPMENT

A concentration in real estate development provides a focused course of study for Master of Architecture and/or Master of Urban Planning students who wish to pursue careers in real estate development in combination with professional architectural practice or work with a private or public developer.

## Related Certificates

- Certificate in Geographic Information Systems (<https://catalog.uwm.edu/arts-architecture/architecture-urban-planning/urban-planning/geographic-information-systems-graduate-certificate/>)

## Overview

The Urban Planning program at UWM is a professional, skills-oriented, master's program designed to train students to perform a variety of planning-related jobs in either the public or private sector.

The program focuses on planning as a process for improving collective decisions in the public and private sectors. The planning process includes analyzing problems, designing alternative solutions and evaluating their consequences, developing strategies for action and participating in their implementation. This process is used in both government and business in developing policy for future action, so that today's solutions do not become tomorrow's problems.

The program's elective courses combined with other courses on campus enable the development of more specialized depth in several planning related areas under the following concentrations: Urban Revitalization; Economic Development; Urban Geographic Information Systems; Transportation; Physical Planning and Urban Design; and Environmental Resources.

The Department is staffed by faculty members who combine academic and professional qualifications and who are committed to active involvement in current issues. They teach by example, using case studies and projects involving actual situations in most courses. This approach injects reality into the educational environment, allows students to see the relevance of the material in the curriculum, and shows students how their courses relate to their professional practice.

The Milwaukee Metropolitan area of one-and-one-half million persons is a learning laboratory that classroom projects and faculty researchers use extensively. Moreover, students gain additional practical experience through internships in the wide array of planning positions available in the Milwaukee area.

## MArch/MUP Coordinated Degree Program

In cooperation with the Department of Architecture, the Department of Urban Planning offers a Master of Architecture/Master of Urban Planning program to prepare students for positions as architect/planners. Students in the program concurrently pursue a Master of Architecture degree program and a Master of Urban Planning degree program. Prerequisite to the award of either degree in this program is the simultaneous award of its counterpart degree. For more detailed information on this program see Credits and Courses section below.

## MS/MUP Coordinated Degree Program

In cooperation with the College of Engineering and Applied Science, the Department of Urban Planning offers a Master of Science in Engineering/Master of Urban Planning program to prepare students for positions in transportation, public works or similar areas. Students in the program will concurrently pursue a Master of Urban Planning degree program in the Department of Urban Planning and a Master of Science in Engineering degree program from the College of Engineering and Applied Science. Prerequisite to the award of either degree in this program is the simultaneous award of its counterpart degree.

## MPA/MUP Coordinated Degree Program

A joint degree program has been designed to allow students to obtain both the Master of Public Administration and the Master of Urban Planning degrees concurrently. This program is intended to combine professional training in planning with applied administrative and managerial skills. More detailed information on this program can be found later in this section and in the Public Administration section of this Bulletin.

## Admission Requirements

### Application Deadlines

Application deadlines vary by program, please review the application deadline chart (<http://uwm.edu/graduateschool/program-deadlines/>) for specific programs. Other important dates and deadlines can be found by using the One Stop calendars (<https://uwm.edu/onestop/dates-and-deadlines/>).

### Admission

An applicant must meet Graduate School requirements plus these Department of Urban Planning requirements to be considered for admission to the program:

- Undergraduate cumulative grade point average of at least 3.0 (4.0 scale).
- Three letters of recommendation from three previous faculty and/or professionals.
- For international applicants whose first language is not English, a minimum TOEFL score of 100 iBT or a score of 7.0 on the International English Language Testing System (IELTS) exam is required. Applicants with TOEFL scores from 79-99 iBT or an IELTS score of 6.5 will be considered for admission only with the stipulation that further coursework in English be taken.

Candidates seeking admission to the M.Arch/MUP, the MPA/MUP, or the MS/MUP program must apply to and be admitted to both programs. The requirements for admission to the Master of Architecture degree program are detailed in the Architecture section of this Catalog. The requirements for admission to the Master of Science in Engineering program are detailed in the Engineering section of this Catalog. The requirements for admission to the MPA program are detailed in the Public Administration section of this Catalog.

## Credits and Courses

The minimum degree requirement is 48 credits. Of these 48 credits, 27 are taken in the core curriculum, consisting of the following courses:

Code	Title	Credits
<b>Core Curriculum</b>		
URBPLAN 701	Introduction to Land Use Planning	1
URBPLAN 702	Introduction to Planning Law	2
URBPLAN 711	Planning Theories and Practice	3
URBPLAN 720	Urban Development Theory and Planning	3
URBPLAN 721	Applied Planning Methods	3
URBPLAN 740	Data Analysis Methods I	3
URBPLAN 810	Planning Policy Analysis	6
URBPLAN 811	Applied Planning Workshop	3
Select one of the following:		3
URBPLAN 751	Introduction to Urban Design and Physical Planning	
URBPLAN 791	Introduction to Urban Geographic Information Systems for Planning	
URBPLAN 857	Urban Design as Public Policy	
<b>Concentration or Emphasis Area</b>		
Select a concentration or emphasis area		21
<b>Total Credits</b>		<b>48</b>

## Emphasis Areas

The remaining 21 credits may be taken in the general option or any of the emphasis areas listed under the Overview tab: Urban Revitalization; Economic Development; Urban Geographic Information Systems; Transportation; Physical Planning and Urban Design; and Environmental Resources. Each emphasis area consists of a recommended cluster of courses which may include one or more planning electives as emphasis area core courses, and a selection of electives from among planning and other courses. Details of the emphasis area can be obtained from the Department of Urban Planning and are finalized in consultation with the student's academic advisor.

## Transcript-Designated Concentration in Real Estate Development

Students must complete a minimum of 21 credits from the following groups of courses.

Code	Title	Credits
<b>Real Estate Required Core</b>		
ARCH 780	The Built Environment and Real Estate Development	3
BUS ADM 481	Real Estate Finance & Asset Management	3
or BUS ADM 483	Property Development and Management	
<b>Real Estate Electives and Capstone</b>		
<i>Electives</i>		
Select 9-12 credits from the following:		9-12
ARCH 560G	Introduction to Historic Preservation	
ARCH 749	Urban Design as Public Policy	
ARCH 792	Master's Level Independent Studies and Research	
ARCH 794	Pre-Thesis or Master's Project Research	
URBPLAN 750	Land Use Planning Practice	

URBPLAN 760	Public Sector Influence on Real Estate Development	
URBPLAN 762	Housing Markets and Public Policy	
URBPLAN 771	Transportation Policy and Planning	
URBPLAN 784	Planning Local Economic Development	
URBPLAN 857	Urban Design as Public Policy	
URBPLAN 858	Studio in Urban Design and Physical Planning	
URBPLAN 991	Legislative/Administrative Agency Internship	
URBPLAN 999	Independent Study	
<i>Capstone</i>		
Select one of the following options:		3-6
Option A: A thesis that focuses on real estate:		
URBPLAN 990	Graduate Thesis	
Option B: A real estate development proposal developed for a private organization (business or non-profit) that is innovative and adds significant value to the built environment:		
URBPLAN 999	Independent Study	
Option C: A paper suitable for publication concerning real estate development, for which the student is either sole author or co-author with a faculty member.		
URBPLAN 999	Independent Study	
<b>Total Credits</b>		<b>21</b>

## Additional Requirements

### Major Professor as Advisor

The student must have a major professor to advise and supervise the student's studies as specified in Graduate School regulations. A student who is not assigned to an advisor at time of admission should immediately contact the Department Chair.

### Transfer Credits

Graduate coursework in urban planning or a related discipline taken prior to a student's admission to the program may be considered for transfer to the master's degree.

### Writing Assessment

Being able to write clearly and effectively is a critical skill for planners. The Urban Planning program encourages improvement in student's writing skills by emphasizing writing improvement across the curriculum, and especially in the core courses.

In some cases, students require more intense instruction to improve their skills to the level needed for planning practice. Faculty members assess student writing proficiency in the first semester core courses. Students who lack the required level of proficiency may be required to take a writing course as part of their second semester program of study. Writing proficiency is also a required element of the comprehensive exam.

### Comprehensive Examination

All students in the program must take a written comprehensive examination as a requirement for graduation. The examination is given between the second and third semesters so that any deficiencies can be eliminated in the second year of the program through structured courses or directed study. Successful completion of the exam, or successful completion of courses specified for removal of deficiencies, represents fulfillment of the comprehensive examination requirement. Students

in the MS/MUP program also must take and pass the comprehensive examination in engineering.

### **Thesis**

No formal master's project or master's thesis is required for the MUP degree. However, a thesis may be substituted for as many as 6 elective credits. The student must obtain approval for the thesis proposal from any urban planning faculty member. The students may relate their thesis work to the program core, the general option or an emphasis option.

### **Time Limit**

The degree program itself is designed largely for full-time students. But the program does allow students up to seven years from the time of initial enrollment to complete all degree requirements.

Students in the M.Arch/MUP and MPA/MUP programs are allowed up to seven years from time of initial enrollment to complete all requirements for both degrees. Students in the MS/MUP program are allowed up to five years from time of initial enrollment to complete all requirements for both degrees.

### **Important Note**

Individuals seeking to use the School's Shop must first provide evidence of personal accident and health insurance to the Dean's office. Since no accident or health insurance is provided to any user by the University, access to this resource will be prohibited to uninsured individuals.