

STATE OF MINNESOTA  
COURT OF ADMINISTRATIVE HEARINGS

In the Matter of the Orderly Annexation of  
Certain Real Property to the City of  
Mankato from Mankato Township  
(MBAU Docket OA-1567-0028)

**ORDER APPROVING  
ANNEXATION**

In 1995, the City of Mankato (City) and the Mankato Town Board (Township) entered into a Joint Annexation Agreement (Original Annexation Agreement) for the annexation of certain real property by the City from the Township pursuant to Minn. Stat. § 414.0325.<sup>1</sup> The Original Annexation Agreement was amended in 2003,<sup>2</sup> 2013,<sup>3</sup> and 2014,<sup>4</sup> The Original Annexation Agreement and the 2003, 2013, and 2014 amendments are collectively referred to herein as the “Joint Annexation Agreement, as amended.”

On September 23, 2025, Victory Mankato, LLC, a limited liability company owned by Ryan Evenson and Kyle Smith, submitted a petition to the City (Petition) for the annexation of real property legally described as follows:<sup>5</sup>

All that part of the W1/2, E1/2, NW1/4 Section 21-T108N-R26W, Blue Earth County, Minnesota: described as follows:

Beginning at the northwest corner of Stanley’s Subdivision, as the same is platted and recorded in the office of the County Recorder of Blue Earth County, Minnesota;

Thence North 31° 58’ 23” West a distance of 526.47 feet on the northeasterly right-of-way line of Victory Drive, to the southerly-most corner of Parcel F of Blue Earth County Right-of-Way Plat No. 29, as platted and recorded in the office of said County Recorder;

Thence northeasterly and easterly on the southeasterly line of said Parcel F, described as follows:

North 53° 58’ 00” East a distance of 86.95 feet;

North 70° 24’ 06” East a distance of 25.00 feet;

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<sup>1</sup> Joint Resolution for Orderly Annexation (Feb. 3, 1995).

<sup>2</sup> Amendment to the Joint Resolution for Orderly Annexation (Feb. 3, 2003).

<sup>3</sup> Joint Resolution for Orderly Annexation (Nov. 1, 2013).

<sup>4</sup> Joint Resolution for Orderly Annexation (June 18 and 23, 2014).

<sup>5</sup> Petition (Sept. 23, 2025).

East a distance of 202.38 feet, on a tangential curve, concave to the south and a central angle of 30° 01' 57", having a radius of 388.00 feet, to the easterly-most corner of said Parcel F;

Thence South 74° 25' 06" East a distance of 183.48 feet on the southwesterly right-of-way line of Stadium Drive, to east line of said W1/2, E1/2, NW1/4;

Thence South 00° 53' 28" East a distance of 441.47 feet on said east line, to a corner of said Stanley's Subdivision;

Thence South 81° 02' 14" West a distance of 201.51 feet on the northwesterly line of said Stanley's Subdivision, to the point of beginning.

(PID No. R430921177001).

(Subject Property).

The Subject Property is within the annexation area described in the Joint Annexation Agreement, as amended.

Victory Mankato, LLC (Property Owner) is the owner of record for the Subject Property. Consequently, all property owners for the Subject Property executed the Petition.

The Township agreed to the orderly annexation of the Subject Property on October 14, 2025.<sup>6</sup> Thereafter, the City adopted a resolution approving the annexation of the Subject Property on November 10, 2025 (City Resolution).<sup>7</sup>

On November 18, 2025, the City requested review and approval of the orderly annexation of the Subject Property by the Court of Administrative Hearings. The record closed on that date.

The legal description of the Subject Property was reviewed and approved by the Minnesota Department of Transportation on November 20, 2025.<sup>8</sup>

Based upon a review of the Joint Annexation Agreement, as amended, the Petition, the City Resolution, and the Township statement of consent, the Administrative Law Judge makes the following:

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<sup>6</sup> Letter of Consent from Township of Mankato (Oct. 14, 2025).

<sup>7</sup> Resolution of the City of Mankato Approving Annexation of Property in Accordance with the Joint Resolution for Orderly Annexation with Mankato Township (Jun. 25, 2025), City Resolution No. R-2025-1110-229.

<sup>8</sup> Email from Justin Roberts, Minnesota Department of Transportation, to MBAU Administrator (Nov. 20, 2025) (noting that the County GPS county GIS parcel shape does not match the property survey).

## ORDER

1. Pursuant to Minn. Stat. § 414.0325, the Joint Annexation Agreement, as amended, the Petition, and the City Resolution are legally adequate and properly support this Order.

2. Pursuant to the terms of the Joint Annexation Agreement, as amended, the City Resolution, and this Order, the Subject Property is **ANNEXED** to the City.

3. Pursuant to the agreement between the City and Township, and as allowed by Minn. Stat. § 414.036 (2024), the City will reimburse the Township in accordance with the terms of the Joint Annexation Agreement, as amended.

Dated: December 10, 2025



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Ann C. O'Reilly  
Administrative Law Judge

## NOTICE

This Order is the final administrative order in this case under Minn. Stat. §§ 414.0325, .07, .09, .12 (2024). Pursuant to Minn. Stat. § 414.07, subd. 2, any person aggrieved by this Order may appeal to Blue Earth County District Court by filing an Application for Review with the Court Administrator within 30 days of this Order. An appeal does not stay the effect of this Order.

Any party may submit a written request for an amendment of this Order within seven days from the date of the mailing of the Order pursuant to Minn. R. 6000.3100 (2025). However, no request for amendment shall extend the time of appeal from this Order.