

STATE OF MINNESOTA  
COURT OF ADMINISTRATIVE HEARINGS

In the Matter of the Orderly Annexation of  
Certain Real Property to the City of  
Albany from Albany Township  
(MBAU Docket OA-1947 & 1947-1)

**ORDER APPROVING  
ANNEXATION**

On June 2, 2026, the City of Albany (City), with the approval of Albany Township (Township), submitted a request for review and approval of the annexation of certain real property pursuant to Minn. Stat. § 414.0325 (2024). The record closed on June 12, 2026, upon the last filing by the City.

On May 5, 2025, Chris Ramler, Doris Ramler, Eric Ramler, and Greg Ramler, executed a Petition for Annexation (Petition) requesting the annexation of real property by the City from the Township, legally described as follows:

The North 4 acres of the W1/2 NE1/4 SE1/4 of Section 16, Township 125N, Range 31W,

LESS AND EXCEPT: The South 100.00 feet of the North 144.00 feet of the East 75.0 feet of the said W1/2 NE1/4 SE1/4; AND

LESS AND EXCEPT The North 44 feet of the East 75 feet of the said W1/2 NE1/4 SE1/4; AND LESS AND EXCEPT that part of the said W1/2 NE1/4 SE1/4 described as follows; Beginning at the Northwest corner of the said NE1/4 SE1/4; thence South along the West line of said NE1/4 SE1/4 a distance of 266.63 feet to the southwest corner of the North 4.00 acres of said W1/2 NE1/4 SE1/4; thence East parallel with the North line of said NE1/4 SE1/4 a distance of 195 feet; thence North parallel with the West line of the said NE1/4 SE1/4 a distance of 266.63 feet, more or less, to the North line of the said NE1/4 SE1/4; thence West along the North line 195 feet to the point of the beginning.

TOGETHER WITH:

All that part of the N3/4 W1/2 NE1/4 SE1/4 of Section 16, Township 125, Range 31, Stearns County, Minnesota, described as follows: Commencing at the northwest corner of said N3/4 W1/2 NE1/4 SE1/4; thence South 00 degrees 20 minutes 41 seconds West along the west line of said N3/4 W1/2 NE1/4 SE1/4 266.63 feet to the southwest corner of the North 4.00 acres of said N3/4 W1/2 NE1/4 SE1/4; thence continue South 00 degrees

20 minutes 41 seconds West; along said west line; 40.50 feet; thence South 89 degrees 10 minutes 50 seconds East, parallel with the North line of said N3/4 W1/2 NE1/4 SE1/4; 195.00 feet; and to the point of beginning of the land to be described; thence continue South 89 degrees 10 minutes 50 seconds East, parallel with the north line of said N3/4 W1/2 NE1/4 SE1/4; 459.25 feet; and to the west line of Lot No. 25; Auditor's Subdivision No. 3; according to the recorded plat thereof on file and of record in the office of the County Recorder; Stearns County, Minnesota; thence North 00 degrees 06 minutes 01 seconds East; along the west line of Lot No. 25 and Lot No. 26; of said Auditor's Subdivision No. 3; 40.50 feet; to the southeast corner of said North 4.00 acres; thence North 89 degrees 10 minutes 50 seconds West; along the south line of said North 4.00 acres; parallel with the north line of said N3/4 W1/2 NE1/4 SE1/4; 459.08 feet; to its intersection with a line which bears North 00 degrees 20 minutes 41 seconds East from the point of beginning; thence South 00 degrees 20 minutes 41 seconds West; parallel with said West line; 40.50 feet; to the point of beginning.

(Subject Property).

The owners of the Subject Property are R&R Storage, LLC; the Doris A. Ramler Revocable Trust; and the Susan J. Ramler Family Trust. Chris Ramler and Eric Ramler are the owners of R&R Storage, LLC; Doris Ramler is the Grantor and an authorized Trustee of the Doris A. Ramler Revocable Trust; and Greg Ramler is the Trustee of the Susan J. Ramler Family Trust.<sup>1</sup>

Based upon the Petition, the City and Township adopted a Joint Resolution for Orderly Annexation No. 2026-20 (Joint Resolution). The orderly annexation agreement is fully contained in the Joint Resolution and no published notice was required under Minn. Stat. § 414.0325, subd. 1b, because the Petition was submitted by all of the owners of the property.

The Minnesota Department of Transportation approved as correct the above legal description for the Subject Property on June 12, 2026.<sup>2</sup>

Based upon a review of the Petition, the Joint Resolution, and the other documents in the file, the Administrative Law Judge makes the following:

### **ORDER**

1. Pursuant to Minn. Stat. § 414.0325, the Joint Resolution is deemed legally adequate and properly supports this Order.

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<sup>1</sup> See Certificate of Trust for Doris A. Ramler Revocable Trust and Certificate of Trust for the Susan J. Ramler Family Trust, on file and of record with the Court of Admin. Hearings.

<sup>2</sup> See email correspondence from Justin Roberts, Minnesota Department of Transportation, to the MBAU Administrator (Jun. 12, 2026), on file and of record with the Court of Admin. Hearings.

2. Pursuant to the terms of the Joint Resolution and this Order, the Property is **ANNEXED** to the City.

3. Pursuant to the agreement of the parties set forth in the Joint Resolution and as allowed by Minn. Stat. § 414.036 (2024), the City will reimburse the Township for the loss of taxes revenue as provided for in the Joint Resolution.

Dated: July 2, 2026

A handwritten signature in black ink, appearing to read 'Ann C. O'Reilly', written over a horizontal line.

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 Stearns 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.