

STATE OF MINNESOTA)
) ss.

AFFIDAVIT OF SERVICE BY U.S. MAIL

COUNTY OF RAMSEY)

Riddhi Mistry, being first duly sworn, deposes and says that on the twelfth day of January she served the attached **NOTICE OF VIOLATION AND REQUEST FOR IMPOSITION OF \$1000 MATRIX PENALTY** and a correct copy thereof in an envelope addressed as follows:

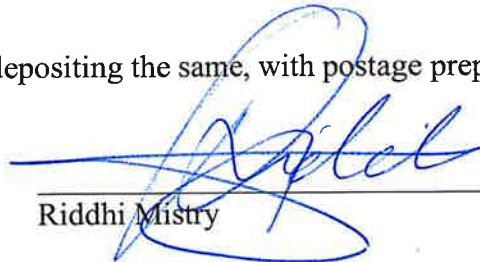
Wizards Auto Repair LLC
d/b/a Wizards Auto Repair
985 Randolph Avenue
Saint Paul, MN 55102
Attn: Mohamed Mohamed

Mohamed Mohamed
5148 Hampton Street
Prior Lake, MN 55372

Wrenchpink Llc – Amy Jo Smith
18053 Hydra Circle
Lakeville, MN 55044

West Seventh Street/ Fort Road Federation
395 West Superior Street
Saint Paul, MN 55102
Attn: Executive Director, Julia McColley

(which is the last known address of said person) depositing the same, with postage prepaid, in the United States mail at St. Paul, Minnesota.



Riddhi Mistry

Subscribed and sworn to before me
This 12th day of January 2026



Notary Public





January 12, 2026

**NOTICE OF VIOLATION AND REQUEST FOR IMPOSITION OF
\$1000 MATRIX PENALTY**

Wizards Auto Repair LLC
d/b/a Wizards Auto Repair
985 Randolph Avenue
Saint Paul, MN 55102
Attn: Mohamed Mohamed

RE: Auto Repair Garage & Second Hand Dealer— Motor Vehicle Parts license held by Wizards Auto Repair LLC d/b/a Wizards Auto Repair for the premises located at 985 Randolph Avenue.
License ID # 20240000998

Dear Licensee:

The Department of Safety and Inspections ("Department") has recommended adverse action against the Auto Repair Garage & Second Hand Dealer—Motor Vehicle Parts license ("License") held by Wizards Auto Repair LLC d/b/Wizards Auto Repair ("Licensee") located at 985 Randolph Avenue ("Licensed Premises").

Legal Basis for Adverse Action:

Saint Paul Legislative Code § 310.01 defines "Adverse Action" as:

"the revocation or suspension of a license, the imposition of conditions upon a license, the denial of an application for the grant, issuance or renewal of a license, the imposition of a fine, the assessment of the costs of a contested hearing, and any other disciplinary or unfavorable action taken with respect to a license, licensee, or applicant for a license. Adverse action includes any of the foregoing directed at one (1) or more licenses held by a licensee at any location in the city. Adverse action also includes disapproval of licenses issued by the state under statutory provisions which permit the governing body to disapprove the issuance of the license."

Saint Paul Legislative Code § 310.03(m)(1)(1) explains the general penalty matrix, which outlines standard penalties for violations:



(m) Presumptive penalties for certain violations.

1. General presumptive penalties matrix—The general penalty matrix is to be used if there is not a specific penalty matrix for the license type or a category within the specific penalty matrix does not address the violation.

Type of Violation	1st	2nd	3rd	4th
(1) Violations of conditions placed on the license	\$500.00 fine	\$1,000.00 fine	\$2,000.00 fine and 10-day suspension	Revocation

Saint Paul Legislative Code § 423.01(a) explains that a license is required to operate an Automobile Repair Garage in the City of Saint Paul ("City"):

"Automobile repair garage. No person shall maintain or operate an automobile or motor vehicle repair garage in Saint Paul without a license. This does not apply where the work performed is done by a gasoline filling station licensed under Chapter 424 and consists of the usual servicing of motor vehicles ordinarily performed at such stations, such as the sale and installation of frost shields, radiator hoses, spark plugs, batteries and battery cables, brake fluid, oil filters, fuses, fan belts, light bulbs and windshield wipers, or such service as draining radiators; provided, however, that if such gasoline filling stations engage in the business of repairing mechanical parts of motor vehicles, a license as provided herein shall be required."

Saint Paul Legislative Code § 63.308(a) states that a maneuvering lane is required for off-street parking to prevent backing into or out of the off-street parking:

"Off-street parking facility access. Access to off-street parking facilities for more than four (4) dwelling units on a lot must be provided by a maneuvering lane so that any vehicle leaving or entering the facility from or onto a public street is traveling forward. Except where it is determined impractical, unreasonable, or harmful to the public safety by the zoning administrator, driveways accessing off-street parking facilities should be designed and arranged so as to avoid requiring vehicles to back into traffic on arterial and collector streets."



Saint Paul Legislative Code § 65.705 describes where auto repair services may be carried out:

"A place where the following services may be carried out: general repair of automobiles, trucks, motorcycles, boats, etc.; engine rebuilding; and rebuilding or reconditioning of motor vehicles. The sale of engine fuels may or may not also be carried on.

Standards and conditions:

- (a) The minimum lot area shall be fifteen thousand (15,000) square feet
- (b) A ten-foot landscaped buffer with screen planting and an obscuring fence shall be required along any property line adjoining an existing residence or adjoining land zoned residential.
- (c) All repair work shall be done within an enclosed building.
- (d) There shall be no outside storage.
- (e) In the IT transitional industrial district this use shall be limited to parcels within one-quarter (1/4) mile of University Avenue, and all vehicles awaiting repair or pickup shall be stored on the site within enclosed buildings or defined parking spaces in compliance with section 63.301."

Adverse Action Recommendation:

The Department will recommend a \$1,000.00 matrix penalty consistent with Saint Paul Legislative Code §§ 310.01, 310.03(m)(1)(1) for violations of Saint Paul Legislative Code §§ 63.308(a), 65.705, 423.01.

Factual Basis for Adverse Action:

Between September 15, 2025, and September 22, 2025, emails were exchanged within the Department after the City received a complaint regarding business parking related to Wizards Auto Repair, specifically asking where vehicles related to the business could be parked.

On November 12, 2025, Department Inspector LaTiffany Porter conducted an inspection of the Licensed Premises. Inspector Porter identified violations of the following conditions during the inspection:

- License Condition 2: All repair work shall be conducted inside of an enclosed building.
- License Condition 6: All customer and employee vehicles must be parked in the accordance with the approved site plan on file with DSI. The number of vehicles parked on the property shall not exceed what is shown on the approved plan.



- License Condition 8: There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster. Storage of vehicle fluids, batteries, etc. shall be in accordance with the Ramsey County Hazardous Waste regulations.
- License Condition 9: The storage of vehicles for the purpose of salvaging parts is expressly forbidden. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing. Vehicle salvage is not permitted.
- License Condition 11: Auto body repair and/or auto body spray painting is not permitted.

On December 1, 2025, Inspector Porter mailed out a Correction Notice along with License Group Conditions and Property Plan to you. The Correction Notice notified you that all violations discovered during the inspection must be fully corrected on or before December 12, 2025, at which time a reinspection would take place.

On December 15, 2025, Inspector Porter returned to the Licensed Premises for a reinspection and identified that the violations had not been remedied. The Department received more complaints after the reinspection and Inspector Porter visited the Licensed Premises again on December 22, 2025. During these two reinspections, Inspector Porter identified violations of the conditions mentioned previously, and identified violations of the following conditions:

- License Condition 1: Parking spaces and maneuvering lanes shall be subject to the conditions in sections 63.305 and 63.308; The existing fence shall be replaced and maintained in a professional state of maintenance or repair.
- License Condition 12: Customer vehicles may not be parked longer than ten (10) days on the premises.
- License Condition 14: Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward. Backing from the street or on to the street is prohibited.
- License Condition 15: Licensee must comply with all federal, state and local laws.

On January 6, 2026, a complaint was emailed to the Department's Deputy Director, Dan Niziolek, stating that mechanic work was taking place on the Licensed Premises, outside of an enclosed building, in the middle of the night. The email included video evidence to support the allegation.

You have four (4) options to proceed:

1. If you do not contest the imposition of the proposed adverse action, you may do nothing. If I have not heard from you by **January 22, 2026**, I will presume that you have chosen not to contest the proposed adverse action and the matter will be placed on the City Council consent agenda for imposition of the \$1,000 matrix penalty.



2. You can pay the \$1,000 matrix penalty. If this is your choice, you should make payment directly to the Department of Safety and Inspections at 375 Jackson Street, Ste. 220, St. Paul, Minnesota 55101-1806, no later than **January 22, 2026**. If you choose this option, please contact the Department immediately.
3. If you wish to admit the facts but contest the \$1,000 matrix penalty, you may have a hearing before the City Council. You will need to send me a letter with a statement admitting to the facts and requesting a City Council hearing no later than **January 22, 2026**. The matter will then be scheduled before the City Council to determine whether to impose the \$1,000 matrix penalty. You will have an opportunity to appear before the City Council and make a statement on your own behalf.
4. If you dispute the facts outlined above, you may request a hearing before an Administrative Law Judge (ALJ). You will need to send me a letter disputing the facts and requesting an administrative hearing no later than **January 22, 2026**. At that hearing, both you and the City will appear and present witnesses and evidence and be able to cross-examine each other's witnesses. After receipt of the ALJ's report and recommendation (usually within 90 days), a City Council hearing will need to be scheduled. At that time, the City Council will decide whether to adopt, modify, or reject the ALJ's report and recommendation.

Please note: If you choose an administrative hearing, the Department reserves the right to request that the City Council impose the costs of the administrative hearing per Saint Paul Legislative Code § 310.03(k).

If you have not contacted me by January 22, 2026, I will assume that you do not contest the imposition of the \$1,000 matrix penalty. In that case, the matter will be placed on the City Council consent agenda for approval of the recommended penalty.

If you have questions about these options, please contact my Paralegal Riddhi Mistry at riddhi.mistry@ci.stpaul.mn.us or (651) 266-8835.

Sincerely,

Monica Shaffer
Assistant City Attorney
License No.: 0504708



SAINT PAUL
CITY ATTORNEY

OFFICE OF THE CITY ATTORNEY
PORTIA HAMPTON-FLOWERS, INTERIM, CITY ATTORNEY

Civil Division, 15 Kellogg Blvd. West, 400 City Hall
Saint Paul, MN 55102
Tel: 651-266-8548 | Fax: 651-298-5619

Cc: Mohamed Mohamed, 5148 Hampton Street, Prior Lake, MN 55372
WrenchPink LLC- Amy Jo Smith, 18053 Hydra Circle, Lakeville, MN 55044
Julia McColley, Executive Director, West Seventh Street/Fort Road Federation, 395 West Superior Street,
Saint Paul, MN 55102

Attachments: Emails within the Department – 09/15/2025-09/22/2025
Correction Notice, License Group Conditions, and Property Plan sent to all parties –
12/01/2025
Email sent to Dan Niziolek – 01/06/2026
Summary of Inspections – 11/12/2025, 12/15/2025, and 12/22/2025
Licensing Group Conditions Text
Photo Evidence
Video Evidence (USB)
Saint Paul Legislative Code § 310.01
Saint Paul Legislative Code § 310.03(m)(1)(1)
Saint Paul Legislative Code § 423.01(a)
Saint Paul Legislative Code § 63.308(a)
Saint Paul Legislative Code § 65.705

From: *CI-StPaul_DSI-InformationAndComplaints
Sent: Monday, September 22, 2025 7:48 AM
To: Ashley Skarda; Tom Ferrara; Joseph Voyda
Subject: FW: Parking Permit questions

Good morning:

Please note email below.

Thank you!



Kelly
(She/Her)
Department of Safety & Inspections
375 Jackson St, #220
Saint Paul, MN 55101
P: 651-266-8989



From: *CI-StPaul_PW-Traffops <PW-Traffops@ci.stpaul.mn.us>
Sent: Friday, September 19, 2025 9:59 AM
To: *CI-StPaul_DSI-InformationAndComplaints <DSI-InformationAndComplaints@ci.stpaul.mn.us>
Subject: RE: Parking Permit questions

This is either a DSI issue or a Right of Way issue. It does not involve Residential Parking Permits.

From: *CI-StPaul_DSI-InformationAndComplaints <DSI-InformationAndComplaints@ci.stpaul.mn.us>
Sent: Monday, September 15, 2025 1:18 PM
To: *CI-StPaul_PW-Traffops <PW-Traffops@ci.stpaul.mn.us>
Subject: Parking Permit questions

A Hi, my name is [REDACTED]. I am calling to inquire about a business parking permits related to a business on randolph and the intersection of randolph and chatsworth. It is wizards auto repair, and I am wondering what permits they have for parking of business trucks, towing trucks. In their customer park, in as well as other hired trucks that they me use for their business. I know when they initially approved the permits for the building, there was a map, but I was never able to find that map of the parking permitted areas. So I was just hoping to get more information on that. Again, its a wizard auto on the corner of randolph and chatsworth. My name is [REDACTED] and I can be reached at [REDACTED]



December 1, 2025

Wizards Auto Repair LLC
Wizards Auto Repair
985 Randolph Avenue
Saint Paul, MN 55105

CORRECTION NOTICE

Re: 985 Randolph Avenue – DBA: Wizards Auto Repair – Auto Repair Garage & Second Hand Dealer- Motor Vehicle Parts - License Number: 20240000998

Mohamed,

The above referenced license was inspected on **11/12/2025** due to a complaint submitted to the City of Saint Paul Department of Safety and Inspections (DSI). The following violation(s) were discovered during the inspection must be fully corrected on or before **12/12/2025** at which time, or shortly thereafter, a re-inspection will take place.

Violation(s) discovered:

- **License Condition 2:** All repair work shall be conducted inside of an enclosed building.
- **License Condition 6:** Vehicles must be parked in accordance with the approved site plan dates 7/19/2024.
- **License Condition 8 & 9:** There shall be no exterior storage of any sort associated with the business. Improper storage of vehicle fluid and batteries. Vehicles parked outdoors must appear to be completely assembled. Vehicle salvage not permitted.
- **License Condition 11:** Auto body repair is not permitted, including website advertisement of auto dent repair.

Failure to fully correct the following violation(s) noted below prior to re-inspection may result in adverse action against your license(s) issued at this location up to and including license revocation.

NOTE: License conditions for the property are listed on the reverse side of this document.

A request to extend this deadline may be submitted in writing to Joseph.voyda@ci.stpaul.mn.us or you may mail your requests to DSI at 375 Jackson Street, Suite 220, Saint Paul, MN 55101, you must include a reason for the extension, all requests must be submitted to DSI prior to the re-inspection date. If you have questions regarding this matter or wish to request additional information, you may contact me by phone at 651-266-9014.

Respectfully,

LaTiffany Porter
DSI Licensing Inspector

C: Mohamed Mohamed – [REDACTED]



License Group Conditions

DBA: Wizards Auto Repair

License #: 20240000998

CONDITIONS #1 - 5 PER NONCONFORMUNG USE PERMIT #23-110253:

1. Applicant shall submit a site plan to the Zoning Administrator of the Department of Safety and Inspections for administrative review and approval. The site plan approval shall contain the following: a. Parking stalls shall be restriped. Parking spaces and maneuvering lanes shall be subject to the conditions in Sections 63.305 and 63.308.; b. The existing fence shall be replaced and maintained in a professional state of maintenance or repair. The replacement fence must be opaque or chain link and obscured by ivy or a similar vegetative type. The fence should be tall enough to adequately screen the property.; c. The on-site dumpster shall be housed in a three-sided enclosure, six feet higher, or equal in height to the dumpster.
2. All repair work shall be conducted inside of an enclosed building.
3. Hours of operation shall be limited to 7am - 7pm.
4. No customer vehicles under the control of the licensee can be parked and or stored in the public right-of-way (e.g., street, alley, sidewalk, boulevard, etc.) This includes vehicles waiting for repairs and vehicles waiting to be picked up by the customer.
5. A license for an automobile repair garage may not be issued until the administrative review in condition 1 has been approved. The license may be issued prior to the implementation of the site plan.

ADDITIONAL LICENSE CONDITIONS # 6 - 16

6. All customer and employee vehicles must be parked in the accordance with the approved site plan on file with DSI. The number of vehicles parked on the property shall not exceed what is shown on the approved plan.
7. The parking lot shall be striped in accordance with the approved site plan on file with DSI prior to license issuance. Vehicle striping, vehicle barriers, fencing, and/or landscaping shall be maintained in good order and repair as shown the approved site plan.
8. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster. Storage of vehicle fluids, batteries, etc. shall be in accordance with the Ramsey County Hazardous Waste regulations.
9. The storage of vehicles for the purpose of salvaging parts is expressly forbidden. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing. Vehicle salvage is not permitted.
10. No auto repair of vehicles may occur on the exterior of the lot or in the public right-of-way.
11. Auto body repair and/or auto body spray painting is not permitted.
12. Customer vehicles may not be parked longer than ten (10) days on the premises. It shall be the responsibility of the licensee to ensure that any vehicle not claimed by its owner is removed from the lot as permitted by law.
13. Vehicle sales is not permitted.
14. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward. Backing from the street or on to the street is prohibited.
15. Licensee must comply with all federal, state and local laws.
16. All site improvements shall be completed in accordance with the approved siteplan and under the timeline established during the siteplan review process.



**375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124**

Ibrahim

certify this is a true and accurate representation of the parking plan used by my business and agree to maintain the property and park-vehicles in accordance with this plan.

Sigr

Date: 6-6-24

Wizards Auto Repair LLC

DUMPSTER TO BE
STORED IN SHED.
NO HAZARDOUS CHEMICAL

New force on North & West
sides: 6' High Board on
Board. (at least 80% of paper)

↓

Σελίδα 11

معاذی اللہ

North

REPLACE CHAIN
LINK FENCE
WITH NEW
CHAIN LINK
FENCE
OBSCURED
BY NEW OR
SIMILAR
VEGETATION
TYPE

CHAIN LINK FENCE
AT LEAST 80% OPEN
WITHIN 10' FROM THE
CORNER ON EACH LOT
LINE.

CHAIN LINK FENCE:
OBSERVED BY: Dr. Dwyer
IVY OR SIMILAR
VEGETATION TYPE

ZONING REQUEST APPROVED

DATE: 7/19/2024

APPROVED BY: Francis Birch



December 1, 2025

Mohamed Mohamed



CORRECTION NOTICE

Re: 985 Randolph Avenue – DBA: Wizards Auto Repair – Auto Repair Garage & Second Hand Dealer- Motor Vehicle Parts - License Number: 20240000998

Mohamed,

The above referenced license was inspected on **11/12/2025** due to a complaint submitted to the City of Saint Paul Department of Safety and Inspections (DSI). The following violation(s) were discovered during the inspection must be fully corrected on or before **12/12/2025** at which time, or shortly thereafter, a re-inspection will take place.

Violation(s) discovered:

- **License Condition 2:** All repair work shall be conducted inside of an enclosed building.
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- **License Condition 8 & 9:** There shall be no exterior storage of any sort associated with the business. Improper storage of vehicle fluid and batteries. Vehicles parked outdoors must appear to be completely assembled. Vehicle salvage not permitted.
- **License Condition 11:** Auto body repair and/ or Auto body spray painting is not permitted. Auto body repair and/or auto body painting advertising on the property, website, and online must be removed.

Failure to fully correct the following violation(s) noted below prior to re-inspection may result in adverse action against your license(s) issued at this location up to and including license revocation.

NOTE: License conditions for the property are listed on the reverse side of this document.

A request to extend this deadline may be submitted in writing to Joseph.voyda@ci.stpaul.mn.us or you may mail your requests to DSI at 375 Jackson Street, Suite 220, Saint Paul, MN 55101, you must include a reason for the extension, all requests must be submitted to DSI prior to the re-inspection date. If you have questions regarding this matter or wish to request additional information, you may contact me by phone at 651-266-9014.

Respectfully,

LaTiffany Porter
DSI Licensing Inspector

C: Wizards Auto Repair LLC – 985 Randolph Avenue Saint Paul, Minnesota 55105



License Group Conditions

DBA: Wizards Auto Repair

License #: 20240000998

CONDITIONS #1 - 5 PER NONCONFORMUNG USE PERMIT #23-110253:

1. Applicant shall submit a site plan to the Zoning Administrator of the Department of Safety and Inspections for administrative review and approval. The site plan approval shall contain the following: a. Parking stalls shall be restriped. Parking spaces and maneuvering lanes shall be subject to the conditions in Sections 63.305 and 63.308.; b. The existing fence shall be replaced and maintained in a professional state of maintenance or repair. The replacement fence must be opaque or chain link and obscured by ivy or a similar vegetative type. The fence should be tall enough to adequately screen the property.; c. The on-site dumpster shall be housed in a three-sided enclosure, six feet higher, or equal in height to the dumpster.
2. All repair work shall be conducted inside of an enclosed building.
3. Hours of operation shall be limited to 7am - 7pm.
4. No customer vehicles under the control of the licensee can be parked and or stored in the public right-of-way (e.g., street, alley, sidewalk, boulevard, etc.) This includes vehicles waiting for repairs and vehicles waiting to be picked up by the customer.
5. A license for an automobile repair garage may not be issued until the administrative review in condition 1 has been approved. The license may be issued prior to the implementation of the site plan.

ADDITIONAL LICENSE CONDITIONS # 6 - 16

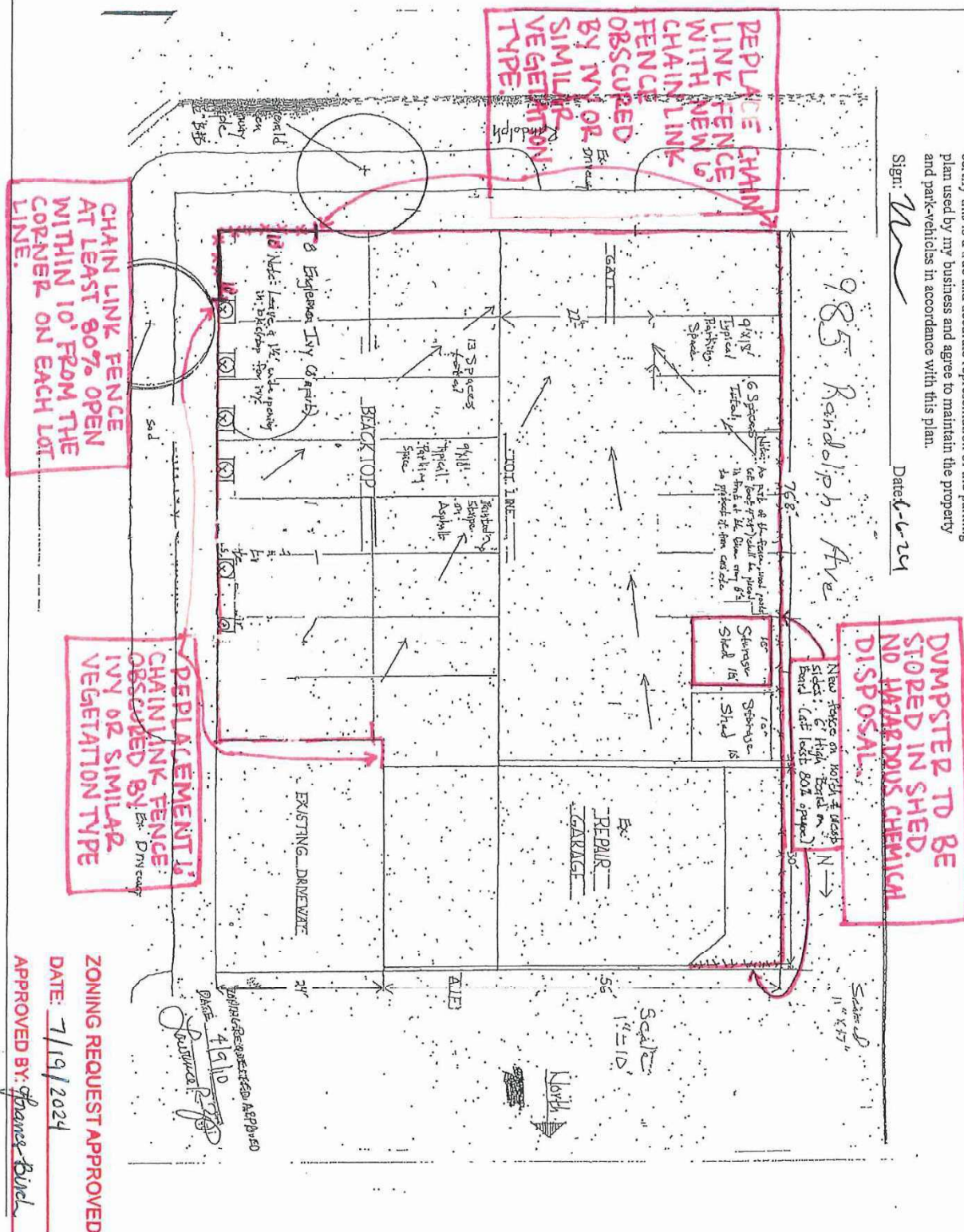
6. All customer and employee vehicles must be parked in the accordance with the approved site plan on file with DSI. The number of vehicles parked on the property shall not exceed what is shown on the approved plan.
7. The parking lot shall be striped in accordance with the approved site plan on file with DSI prior to license issuance. Vehicle striping, vehicle barriers, fencing, and/or landscaping shall be maintained in good order and repair as shown the approved site plan.
8. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster. Storage of vehicle fluids, batteries, etc. shall be in accordance with the Ramsey County Hazardous Waste regulations.
9. The storage of vehicles for the purpose of salvaging parts is expressly forbidden. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing. Vehicle salvage is not permitted.
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13. Vehicle sales is not permitted.
14. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward. Backing from the street or on to the street is prohibited.
15. Licensee must comply with all federal, state and local laws.
16. All site improvements shall be completed in accordance with the approved siteplan and under the timeline established during the siteplan review process.



**375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124**

I, Makamea
 certify this is a true and accurate representation of the parking
 plan used by my business and agree to maintain the property
 and park-vehicles in accordance with this plan.
 Sign: Makamea Date: 6-6-20

Wizards Auto Repair LLC





December 1, 2025

WrenchPink LLC

Amy Jo Smith



CORRECTION NOTICE

Re: 985 Randolph Avenue – DBA: Wizards Auto Repair – Auto Repair Garage & Second Hand Dealer- Motor Vehicle Parts - License Number: 20240000998

Amy,

The above referenced license was inspected on **11/12/2025** due to a complaint submitted to the City of Saint Paul Department of Safety and Inspections (DSI). The following violation(s) were discovered during the inspection must be fully corrected on or before **12/12/2025** at which time, or shortly thereafter, a re-inspection will take place.

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Respectfully,

LaTiffany Porter
DSI Licensing Inspector

C: Wizards Auto Repair LLC – 985 Randolph Avenue Saint Paul, Minnesota 55105



License Group Conditions

DBA: Wizards Auto Repair

License #: 20240000998

CONDITIONS #1 - 5 PER NONCONFORMUNG USE PERMIT #23-110253:

1. Applicant shall submit a site plan to the Zoning Administrator of the Department of Safety and Inspections for administrative review and approval. The site plan approval shall contain the following: a. Parking stalls shall be restriped. Parking spaces and maneuvering lanes shall be subject to the conditions in Sections 63.305 and 63.308.; b. The existing fence shall be replaced and maintained in a professional state of maintenance or repair. The replacement fence must be opaque or chain link and obscured by ivy or a similar vegetative type. The fence should be tall enough to adequately screen the property.; c. The on-site dumpster shall be housed in a three-sided enclosure, six feet higher, or equal in height to the dumpster.
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3. Hours of operation shall be limited to 7am - 7pm.
4. No customer vehicles under the control of the licensee can be parked and or stored in the public right-of-way (e.g., street, alley, sidewalk, boulevard, etc.) This includes vehicles waiting for repairs and vehicles waiting to be picked up by the customer.
5. A license for an automobile repair garage may not be issued until the administrative review in condition 1 has been approved. The license may be issued prior to the implementation of the site plan.

ADDITIONAL LICENSE CONDITIONS # 6 - 16

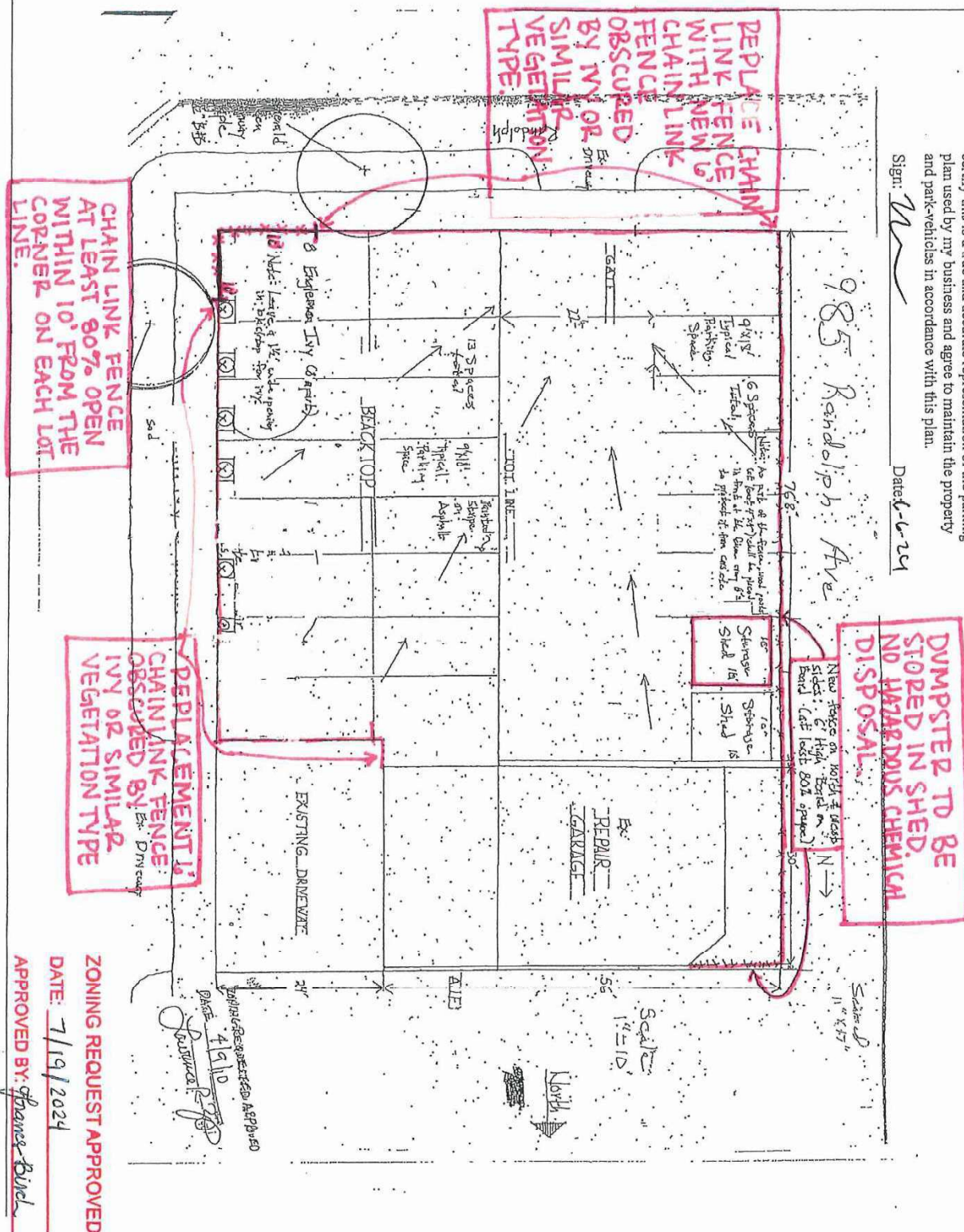
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16. All site improvements shall be completed in accordance with the approved siteplan and under the timeline established during the siteplan review process.



**375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124**

I, Makamea
 certify this is a true and accurate representation of the parking
 plan used by my business and agree to maintain the property
 and park-vehicles in accordance with this plan.
 Sign: Makamea Date: 6-6-20

Wizards Auto Repair LLC



Additional Complaint with Video-See Snip on Next Page

Dan Niziolek

From: [REDACTED]
Sent: Tuesday, January 6, 2026 12:14 PM
To: Dan Niziolek
Subject: Late night mechanic work 1:30am today 1/6
Attachments: IMG_3255.MOV

Think Before You Click: This email originated outside our organization.

They are back to doing mechanic work in the middle of the night. This is a video from last night at 1:30 in the morning of them finishing up work on a car in a bay and the car exiting. I have another video from a moment later of them driving the car out of the lot and around the corner. I'll be submitting this through the normal complaint line, but wanted to send to you before we met as well.

Sent from my iPhone

Snip from Video Received with Email of Complaint Operating at 1:30am on 1/6/2026



985 Randolph Avenue
Summary of Inspections
Inspection Dates – 11/12/2025, 12/15/2025 & 12/22/2025

DSI received a complaint for the property, an unannounced complaint inspection took place on 11/12/2025 conducted by Inspector LaTiffany Porter at 11:55am. As a result of that inspection, five (5) license condition violations were discovered. As a result, DSI issued a Correction Notice dated 12/1/2025 to the property owner, location and licensee's home address with a deadline of compliance of the violations discovered with a reinspection to occur on or shortly thereafter the date of 12/12/2025.

A reinspection of the property took place on 12/15/2025 with the arrival time of 10:03am, during that inspection it was discovered that the licensee is still in violation of his license conditions from the inspection held on 11/12/2025, with violations not corrected and additional violations discovered.

Inspections definitions per photos are as follows:

- **Complaint Inspection** (held on 11/12/2025)
- **Reinspection** (compliance inspection from 11/12/2025)
- **Second Reinspection** (**NOTE:** During the adverse action review process, DSI received multiple complaints after the reinspection that was held on 12/15/2025. Due to continual complaints, DSI revisited the property to conduct an additional reinspection that was held on 12/22/2025 at 10:14am)

Photos appear in the order of most recent to earliest.

Violation Photo Summary.

Photo by number:

- 1-3)** License Conditions #1, 14 & 6 Violation – Maneuvering lane blocked & not parked in accordance with the approved site plan – see photos labeled 1, 2 & 3. **NOTE: Reinspection held on 12/15/2025 due to additional complaints.**
- 4-10)** License Condition #8 violation & Zoning Code 65.705(d) – no outside storage (wheel Hub, floor mat, metal scrap etc.)
- 11-14)** License conditions #'s 9 & 12 Violations - vehicles parked outdoors must appear to be completely assembled & Vehicles on premise for longer than 10 days
- 15-25)** License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled
- 26-28)** License condition #12 violation - Vehicles on premise for longer than 10 days (Stingray)
- 29-30)** License Condition #9 Violation – salvage is not permitted – (inside Stingray)
- 31-32)** License Condition #12 – Violation Vehicle on property longer than 10 days
- 33-34)** License Condition #1 Violation – Fence must be maintained (broken)
- NOTE: All Violations documented are in violation of License condition #15 - Licensee must comply with all federal, state and local laws.**

LaTiffany Porter



DSI Licensing Inspector

1/8/2026

Licensee: WIZARDS AUTO REPAIR LLC

DBA: WIZARDS AUTO REPAIR

License #: 20240000998

CONDITIONS #1 - 5 PER NONCONFORMING USE PERMIT #23-110253:

1. Applicant shall submit a site plan to the Zoning Administrator of the Department of Safety and Inspections for administrative review and approval. The site plan approval shall contain the following: a. Parking stalls shall be restriped. Parking spaces and maneuvering lanes shall be subject to the conditions in Sections 63.305 and 63.308.; b. The existing fence shall be replaced and maintained in a professional state of maintenance or repair. The replacement fence must be opaque or chain link and obscured by ivy or a similar vegetative type. The fence should be tall enough to adequately screen the property.; c. The on-site dumpster shall be housed in a three-sided enclosure, six feet higher, or equal in height to the dumpster.
2. All repair work shall be conducted inside of an enclosed building.
3. Hours of operation shall be limited to 7am - 7pm.
4. No customer vehicles under the control of the licensee can be parked and or stored in the public right-of-way (e.g., street, alley, sidewalk, boulevard, etc.) This includes vehicles waiting for repairs and vehicles waiting to be picked up by the customer.
5. A license for an automobile repair garage may not be issued until the administrative review in condition 1 has been approved. The license may be issued prior to the implementation of the site plan.

ADDITIONAL LICENSE CONDITIONS #6 - 16

6. All customer and employee vehicles must be parked in the accordance with the approved site plan on file with DSI. The number of vehicles parked on the property shall not exceed what is shown on the approved plan.
7. The parking lot shall be striped in accordance with the approved site plan on file with DSI prior to license issuance. Vehicle striping, vehicle barriers, fencing, and/or landscaping shall be maintained in good order and repair as shown the approved site plan.
8. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster. Storage of vehicle fluids, batteries, etc. shall be in accordance with the Ramsey County Hazardous Waste regulations.
9. The storage of vehicles for the purpose of salvaging parts is expressly forbidden. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing. Vehicle salvage is not permitted.
10. No auto repair of vehicles may occur on the exterior of the lot or in the public right-of-way.
11. Auto body repair and/or auto body spray painting is not permitted.
12. Customer vehicles may not be parked longer than ten (10) days on the premises. It shall be the responsibility of the licensee to ensure that any vehicle not claimed by its owner is removed from the lot as permitted by law.
13. Vehicle sales is not permitted.
14. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward. Backing from the street or on to the street is prohibited.
15. Licensee must comply with all federal, state and local laws.
16. All site improvements shall be completed in accordance with the approved siteplan and under the timeline established during the siteplan review process.

1

12/22/2025 – Second reinspection - License Condition #1, 14 & 6 Violation – Maneuvering lane blocked & not parked in accordance with the approved site plan – see photos labeled 1, 2 & 3. **NOTE: Reinspection held on 12/15/2025 due to additional complaints.**



2



12/15/2025 – reinspection - License Condition #1 & 6 Violation – Maneuvering lane blocked & not parked in accordance with the approved site plan

11/12/2025 – Complaint Inspection - License Condition #1 & 6 Violation –
Maneuvering lane blocked & not parked in accordance with the approved
site plan



4



12/22/2025 – Second Reinspection – License Condition #8 violation - no outside storage (wheel Hub) – see photos labeled 4 through 10



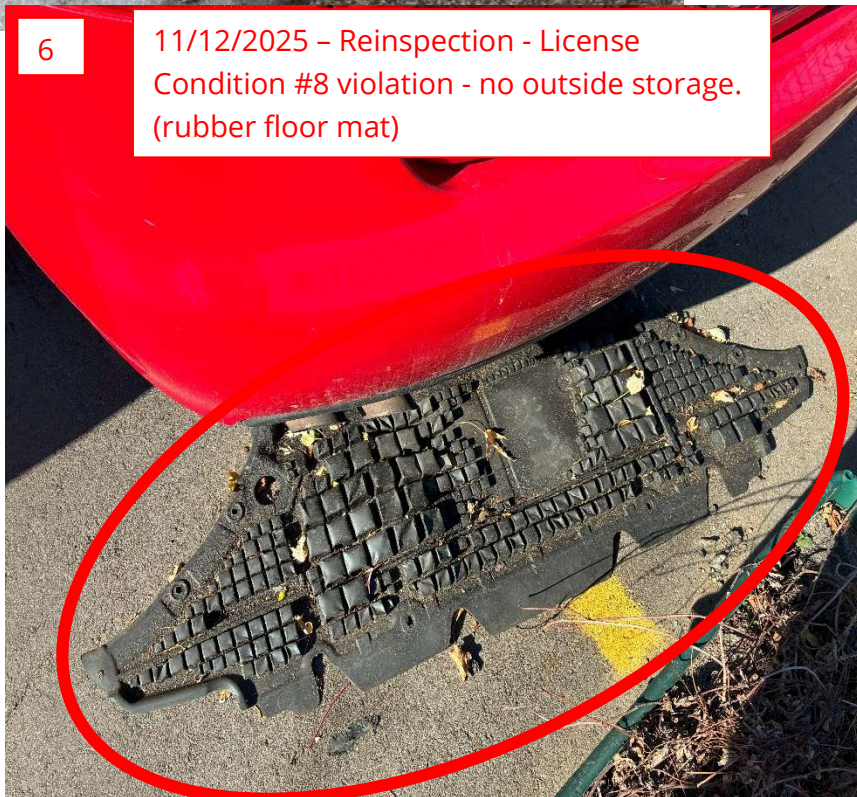
5

12/22/2025 – Second Reinspection - License Condition #8 violation - no outside storage - (rubber floor mat)



6

11/12/2025 – Reinspection - License Condition #8 violation - no outside storage. (rubber floor mat)



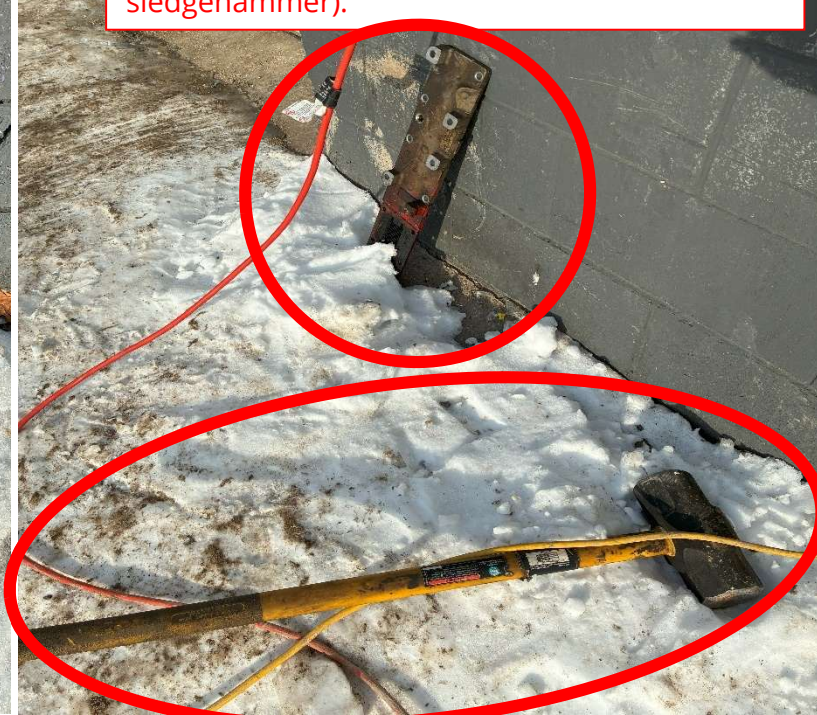
7



12/22/2025 - Second Reinspection - License Condition #8 violation - no outside storage (scrap metal)

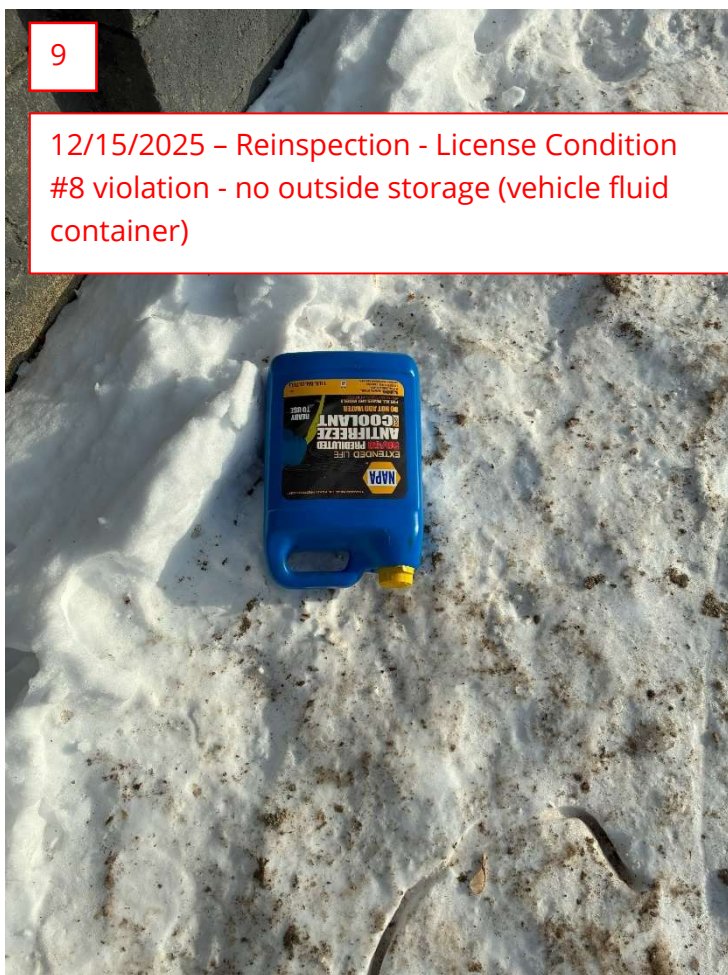
8

12/15/2025 - Reinspection - License Condition #8 violation - no outside storage. (metal scrap & sledgehammer).



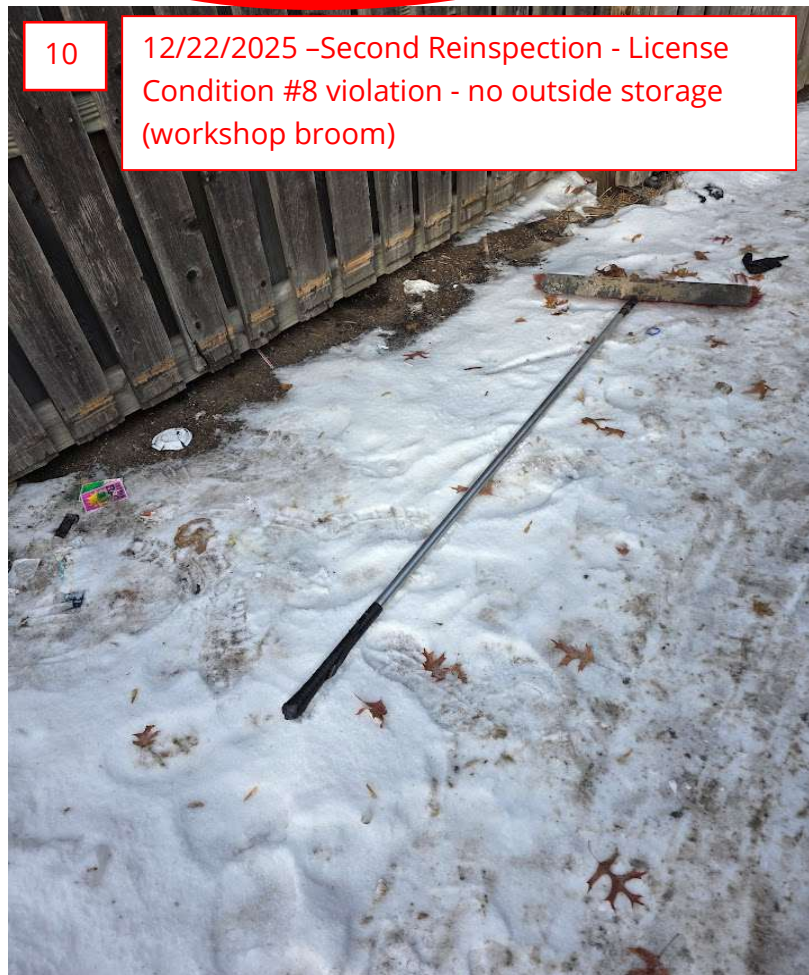
9

12/15/2025 - Reinspection - License Condition #8 violation - no outside storage (vehicle fluid container)



10

12/22/2025 - Second Reinspection - License Condition #8 violation - no outside storage (workshop broom)



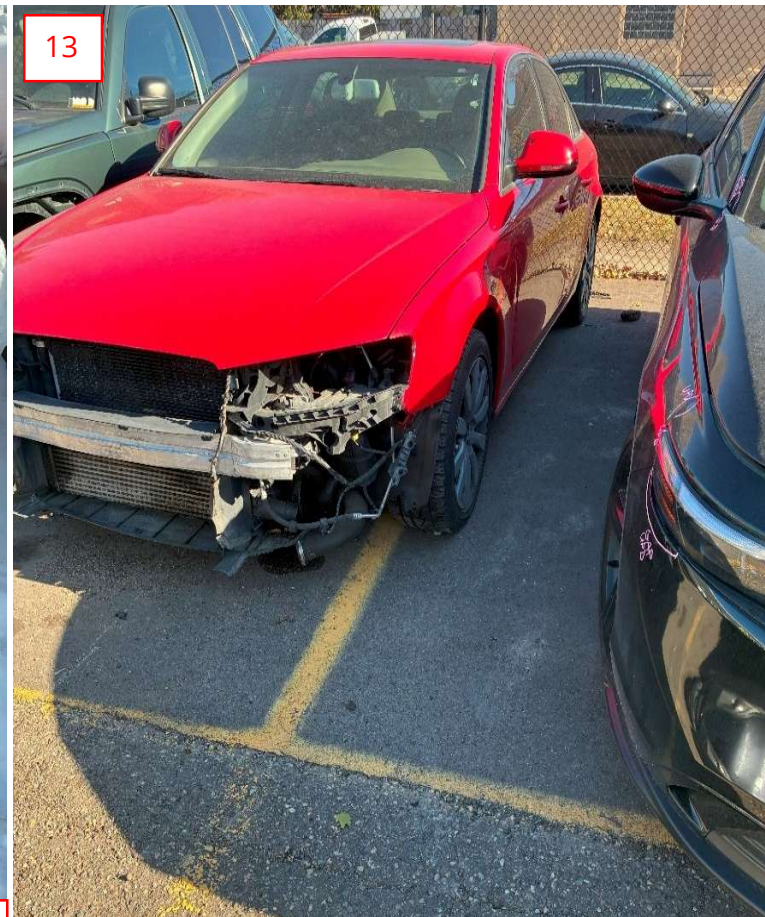
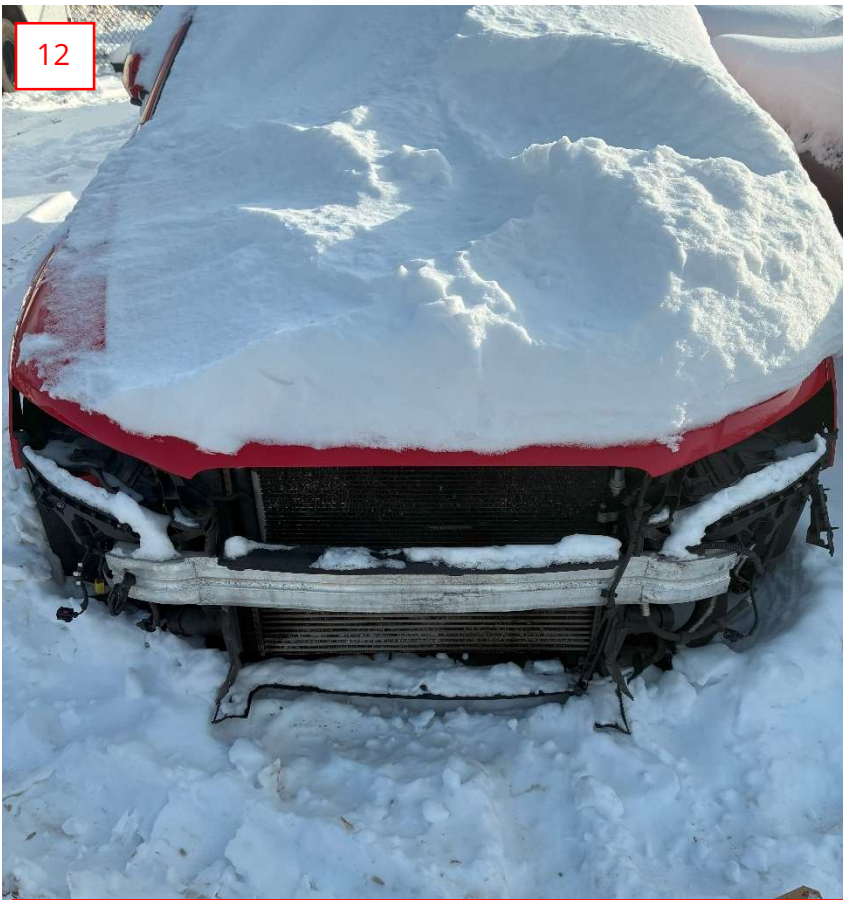
11

12/22/2025 - Second reinspection - License condition #'s 9 & 12 Violations - vehicles parked outdoors must appear to be completely assembled & Vehicles on premise for longer than 10 days - see photos 11 through 14



12

13



12/15/2025 - Second reinspection - License condition #'s 9 & 12 Violations - vehicles parked outdoors must appear to be completely assembled & Vehicles on premise for longer than 10 days

11/12/2025 - complaint inspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled

11/12/2025 - complaint inspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (NOTE: Missing front license plate missing)



15

12/22/2025 – Second Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled – See photos 15 through 25



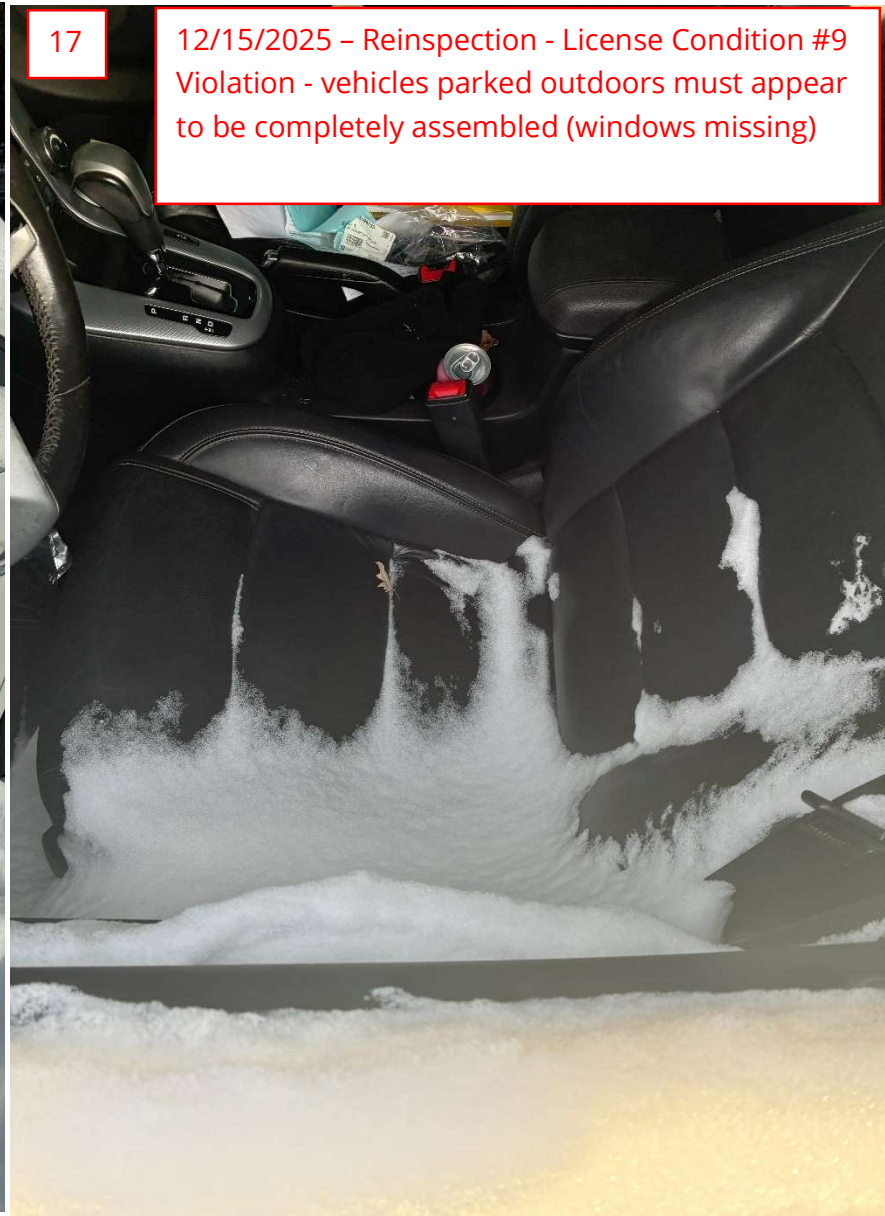
16

12/15/2025 – Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (windows missing)



17

12/15/2025 – Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (windows missing)

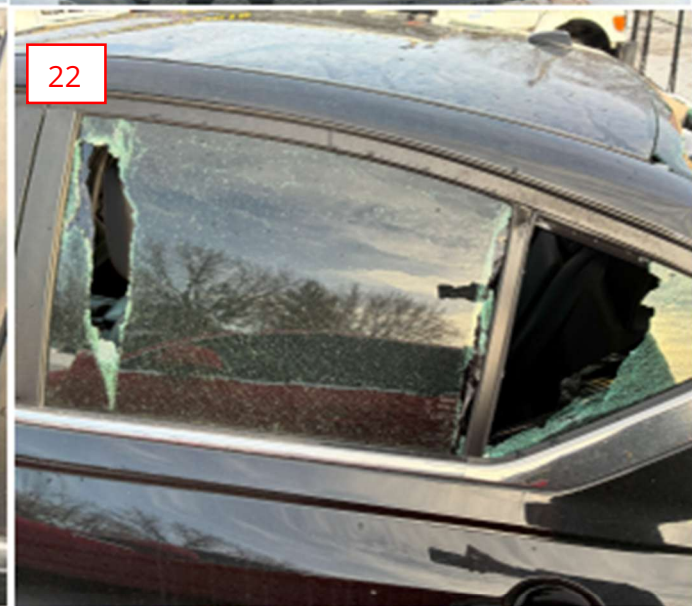
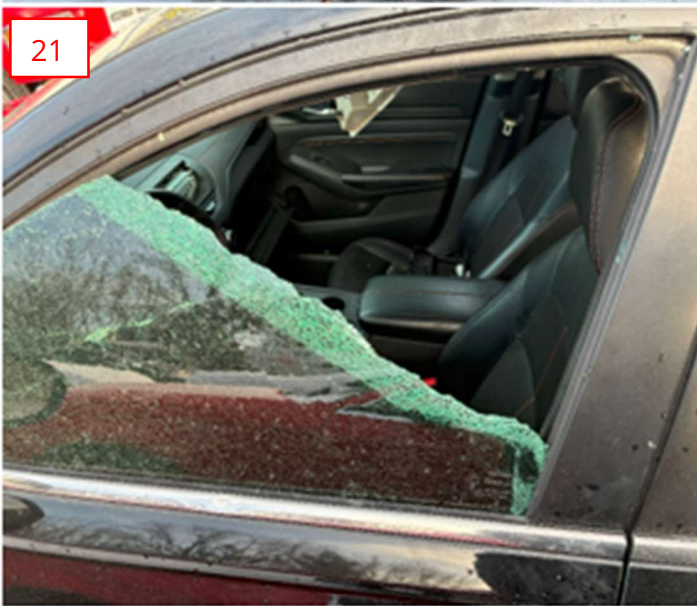
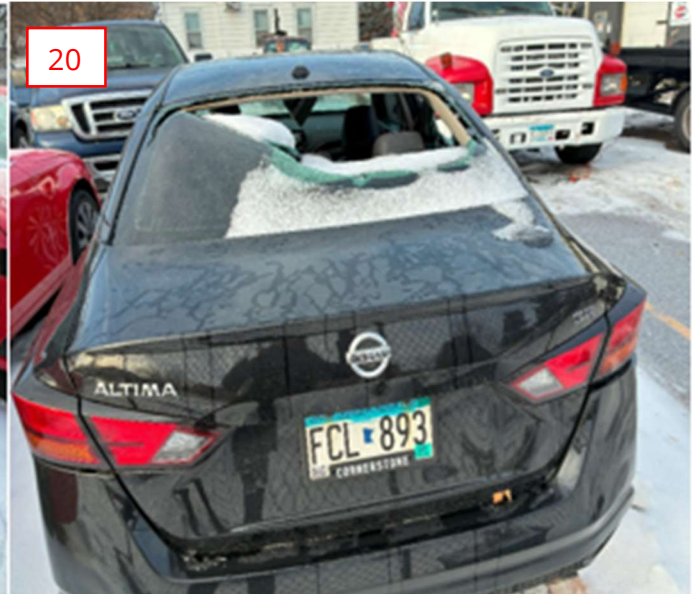
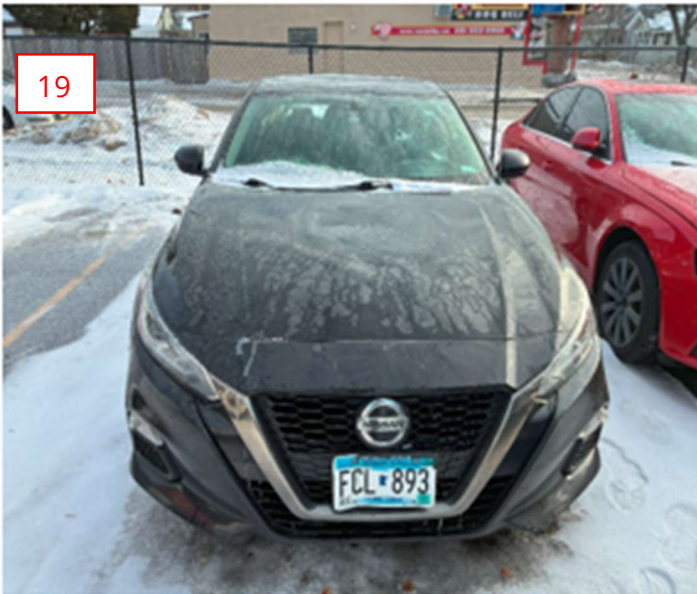


18

12/15/2025 - Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (windows missing) (license plate of Chevy Cruze).



NOTE: 12/22/2025 – Second Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (windows broken out – Photo's labeled 19 through 23)



24



12/22/2025 – Second Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (driver door will not close) photos labeled 24 & 25

25



12/22/2025 – Second Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (driver door will not close)

26

12/22/2025 –Second Reinspection – License condition #12 violation - Vehicles on premise for longer than 10 days (Stingray) – see photos labeled 26 through 28



27

11/12/2025 – Complaint Inspection – Shows vehicle was on the premises for violation for inspection held on 12/22/2025 (Stingray)



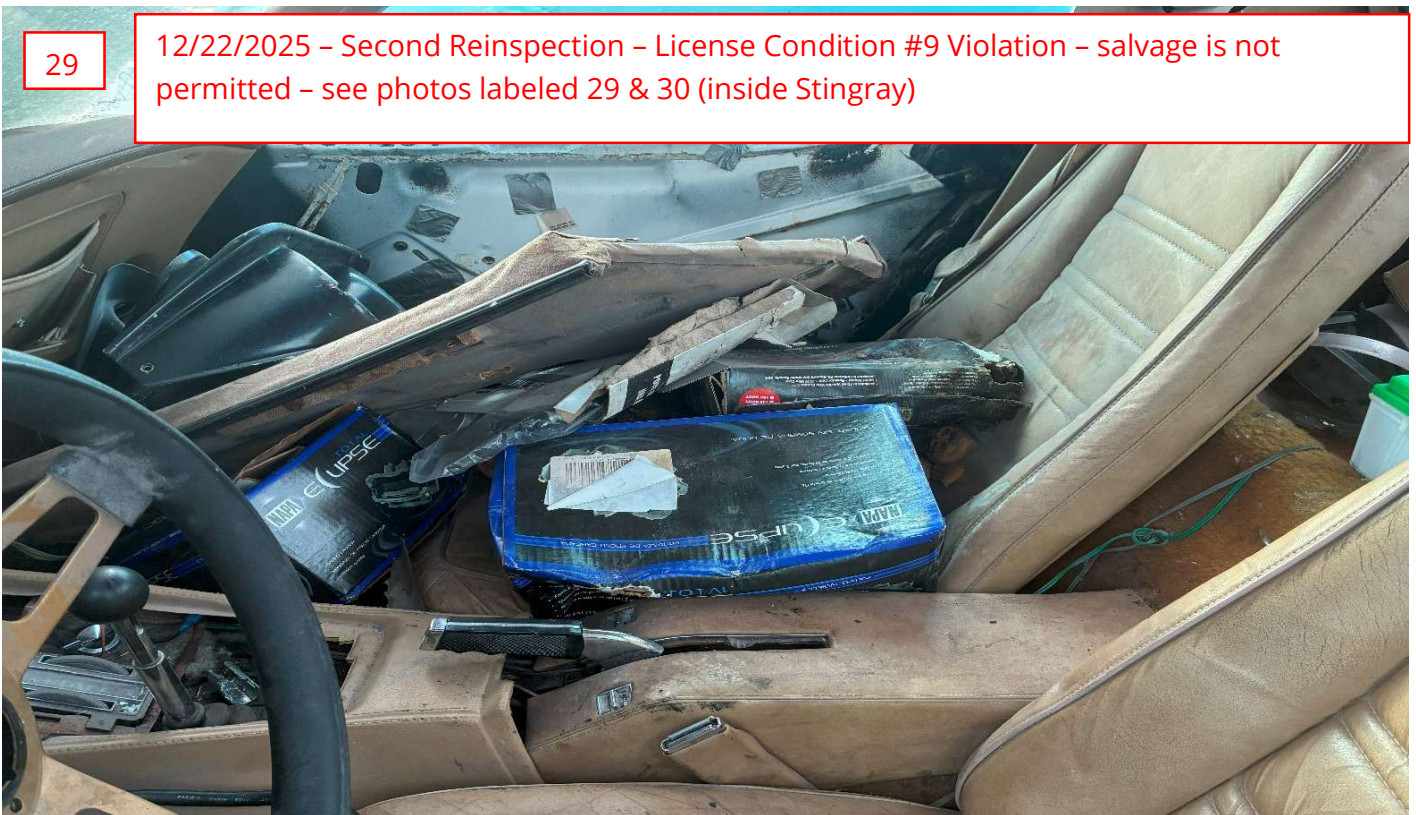
28

11/12/2025 - Complaint Inspection - (rear of Stingray)

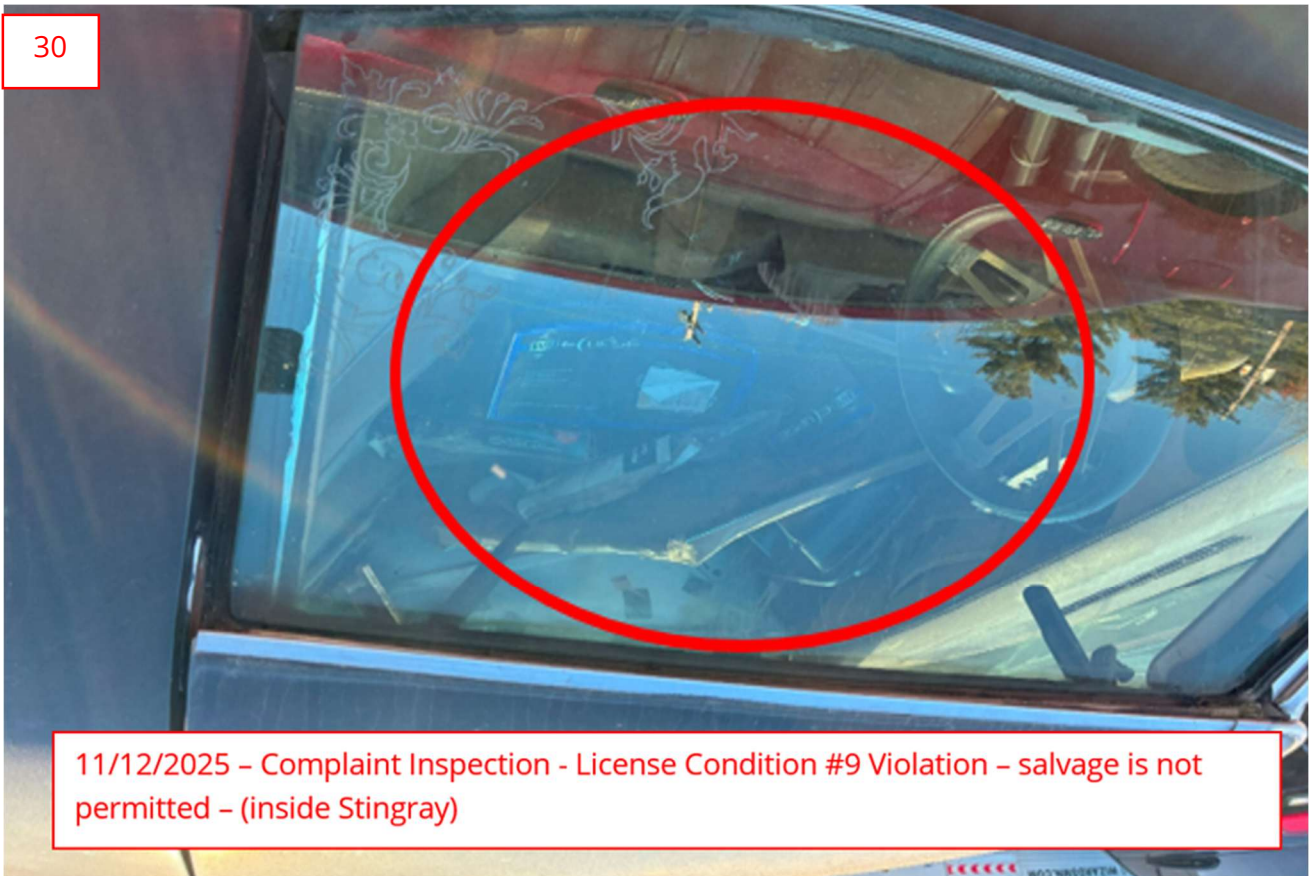


29

12/22/2025 - Second Reinspection - License Condition #9 Violation - salvage is not permitted - see photos labeled 29 & 30 (inside Stingray)



30



11/12/2025 – Complaint Inspection - License Condition #9 Violation – salvage is not permitted – (inside Stingray)

31

12/22/2025 – Second Reinspection Violation – License Condition #12 - Violation Vehicle on property longer than 10 days - see photos labeled 31 & 32 (Honda Accord)

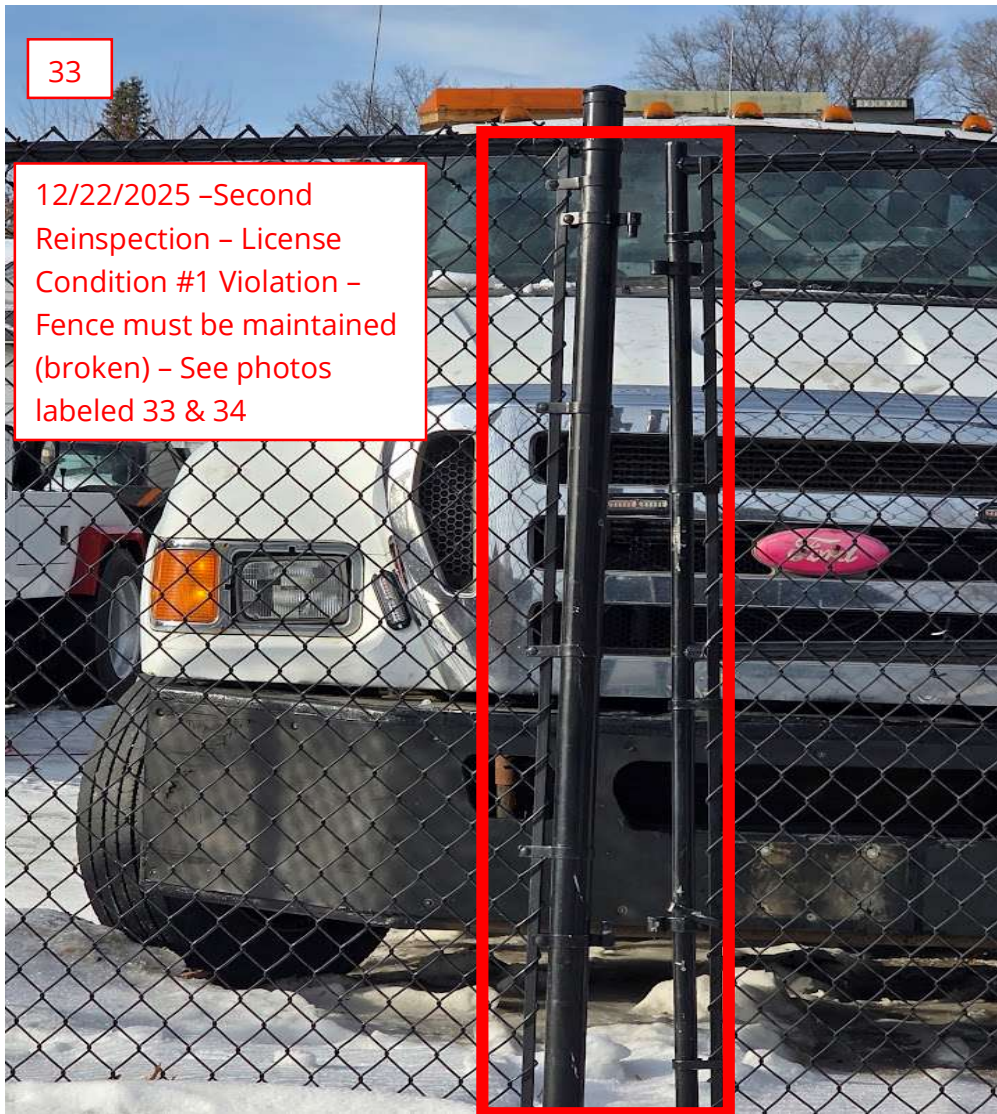




11/12/2025 – Second Reinspection – Shows vehicle on premises during the complaint inspection (Honda Accord)

33

12/22/2025 -Second
Reinspection - License
Condition #1 Violation -
Fence must be maintained
(broken) - See photos
labeled 33 & 34



34

12/15/2025 -Reinspection
- License Condition #1
violation - Fence must be
maintained (broken)



Licensee: WIZARDS AUTO REPAIR LLC

DBA: WIZARDS AUTO REPAIR

License #: 20240000998

CONDITIONS #1 - 5 PER NONCONFORMING USE PERMIT #23-110253:

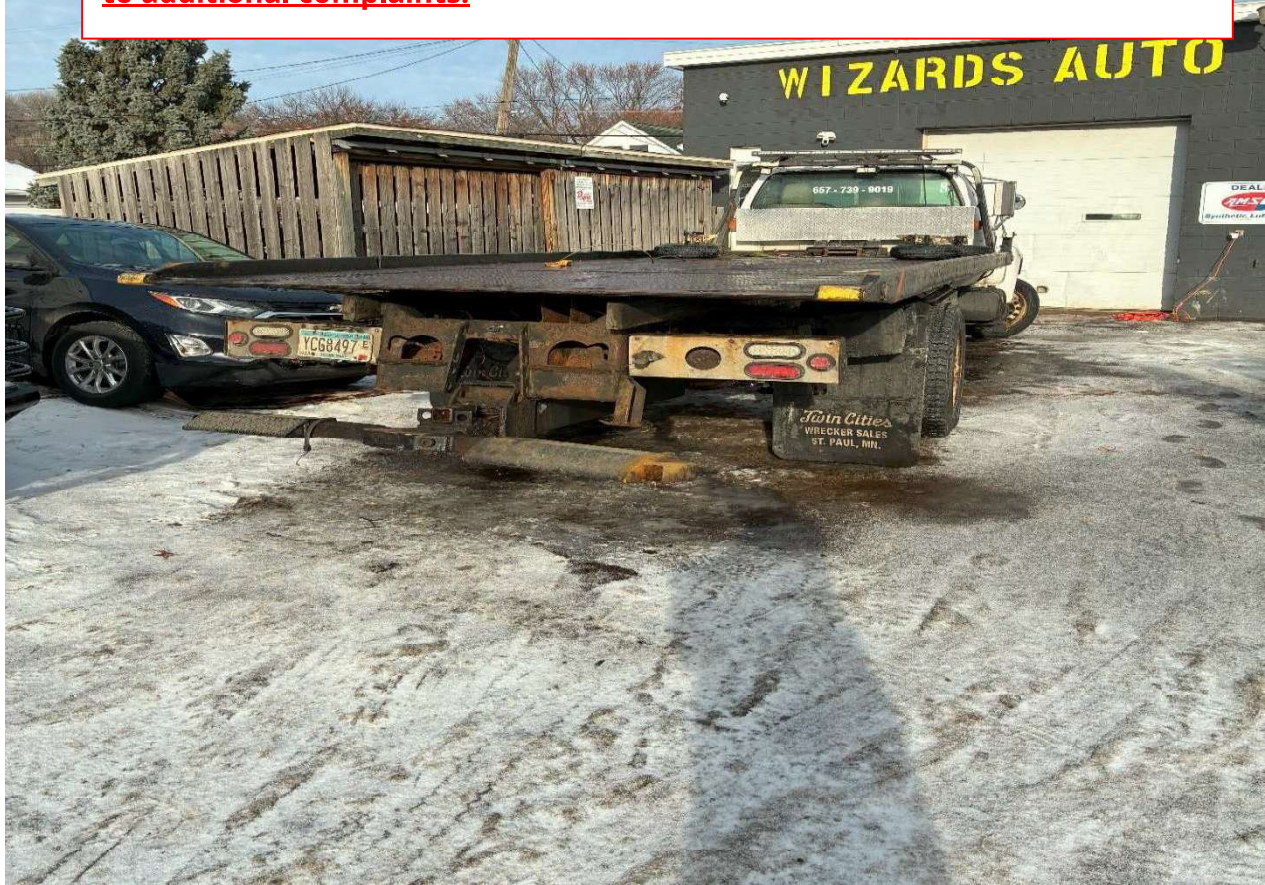
1. Applicant shall submit a site plan to the Zoning Administrator of the Department of Safety and Inspections for administrative review and approval. The site plan approval shall contain the following: a. Parking stalls shall be restriped. Parking spaces and maneuvering lanes shall be subject to the conditions in Sections 63.305 and 63.308.; b. The existing fence shall be replaced and maintained in a professional state of maintenance or repair. The replacement fence must be opaque or chain link and obscured by ivy or a similar vegetative type. The fence should be tall enough to adequately screen the property.; c. The on-site dumpster shall be housed in a three-sided enclosure, six feet higher, or equal in height to the dumpster.
2. All repair work shall be conducted inside of an enclosed building.
3. Hours of operation shall be limited to 7am - 7pm.
4. No customer vehicles under the control of the licensee can be parked and or stored in the public right-of-way (e.g., street, alley, sidewalk, boulevard, etc.) This includes vehicles waiting for repairs and vehicles waiting to be picked up by the customer.
5. A license for an automobile repair garage may not be issued until the administrative review in condition 1 has been approved. The license may be issued prior to the implementation of the site plan.

ADDITIONAL LICENSE CONDITIONS # 6 - 16

6. All customer and employee vehicles must be parked in the accordance with the approved site plan on file with DSI. The number of vehicles parked on the property shall not exceed what is shown on the approved plan.
7. The parking lot shall be striped in accordance with the approved site plan on file with DSI prior to license issuance. Vehicle striping, vehicle barriers, fencing, and/or landscaping shall be maintained in good order and repair as shown the approved site plan.
8. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster. Storage of vehicle fluids, batteries, etc. shall be in accordance with the Ramsey County Hazardous Waste regulations.
9. The storage of vehicles for the purpose of salvaging parts is expressly forbidden. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing. Vehicle salvage is not permitted.
10. No auto repair of vehicles may occur on the exterior of the lot or in the public right-of-way.
11. Auto body repair and/or auto body spray painting is not permitted.
12. Customer vehicles may not be parked longer than ten (10) days on the premises. It shall be the responsibility of the licensee to ensure that any vehicle not claimed by its owner is removed from the lot as permitted by law.
13. Vehicle sales is not permitted.
14. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward. Backing from the street or on to the street is prohibited.
15. Licensee must comply with all federal, state and local laws.
16. All site improvements shall be completed in accordance with the approved siteplan and under the timeline established during the siteplan review process.

1

12/22/2025 – Second reinspection - License Condition #1, 14 & 6 Violation – Maneuvering lane blocked & not parked in accordance with the approved site plan – see photos labeled 1, 2 & 3. **NOTE: Reinspection held on 12/15/2025 due to additional complaints.**



2



12/15/2025 – reinspection - License Condition #1 & 6 Violation – Maneuvering lane blocked & not parked in accordance with the approved site plan

11/12/2025 – Complaint Inspection - License Condition #1 & 6 Violation –
Maneuvering lane blocked & not parked in accordance with the approved
site plan



4



12/22/2025 – Second Reinspection – License Condition #8 violation - no outside storage (wheel Hub) – see photos labeled 4 through 11



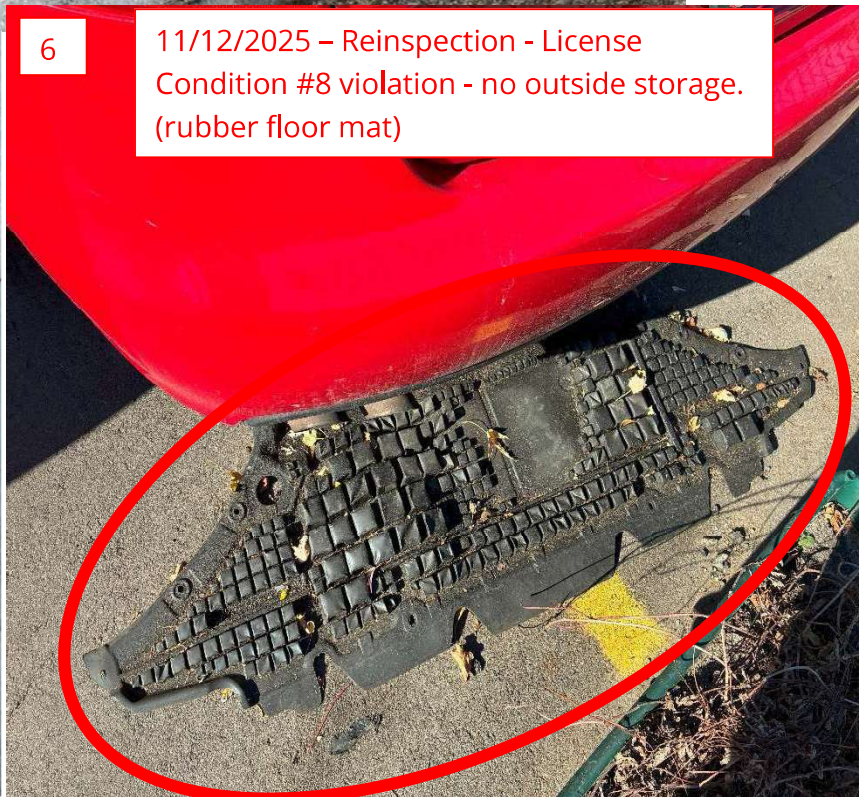
5

12/22/2025 – Second Reinspection - License Condition #8 violation - no outside storage - (rubber floor mat)



6

11/12/2025 – Reinspection - License Condition #8 violation - no outside storage. (rubber floor mat)



7



12/22/2025 – Second Reinspection - License Condition #8 violation - no outside storage (scrap metal)

8

12/15/2025 – Reinspection - License Condition #8 violation - no outside storage. (metal scrap & sledgehammer).



9

12/15/2025 – Reinspection - License Condition #8 violation - no outside storage (shovel)



10

12/22/2025 –Second Reinspection - License Condition #8 violation - no outside storage (workshop broom)



11

12/15/2025 – Reinspection - License Condition #8 violation - no outside storage
(vehicle fluid container)

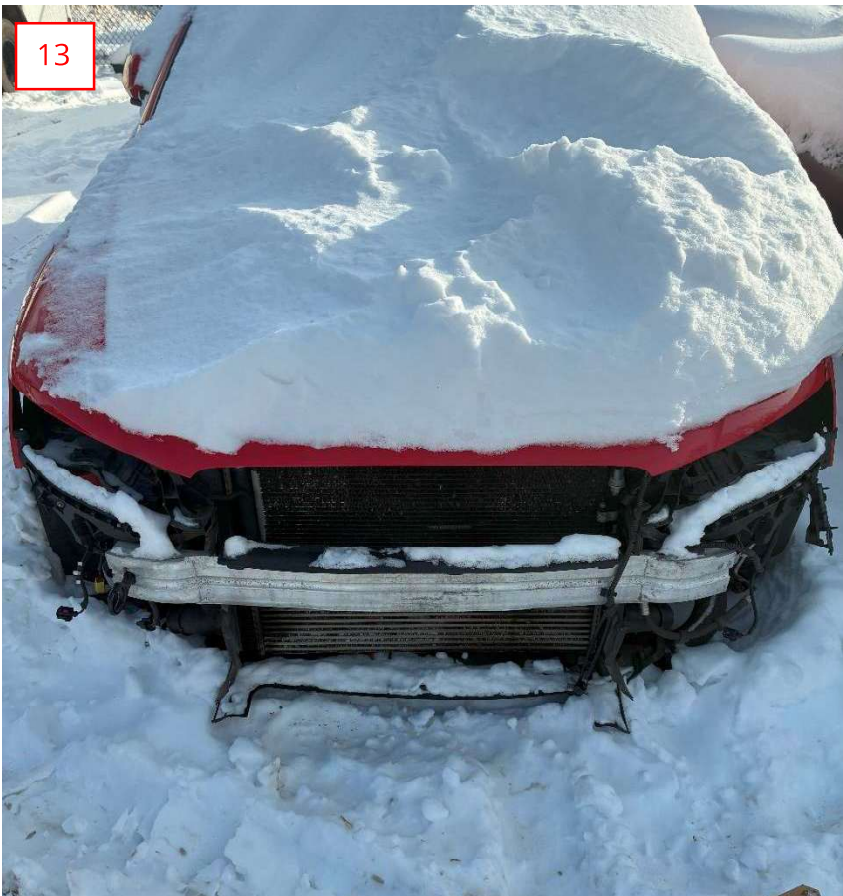


12

12/22/2025 – Second reinspection – License condition #'s 9 & 12 Violations - vehicles parked outdoors must appear to be completely assembled & Vehicles on premise for longer than 10 days – see photos 12 through 15

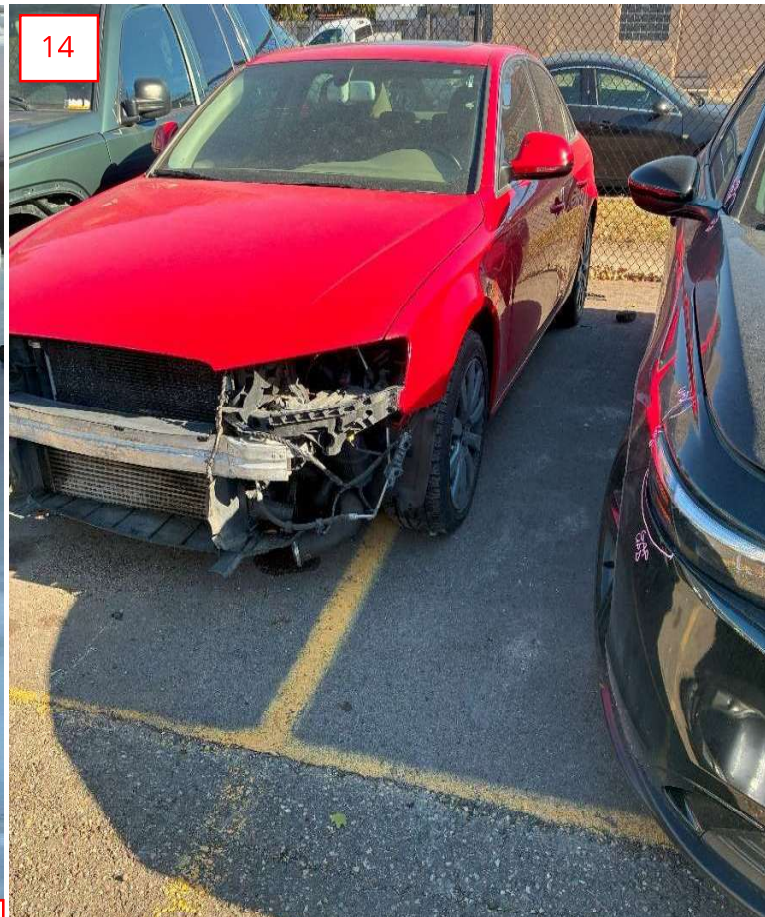


13



12/15/2025 – Second reinspection – License condition #'s 9 & 12 Violations - vehicles parked outdoors must appear to be completely assembled & Vehicles on premise for longer than 10 days

14



11/12/2025 – complaint inspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled

11/12/2025 – complaint inspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (NOTE: Missing front license plate missing)



16

12/22/2025 – Second Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled – See photos 16 through 26



17

12/15/2025 – Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (windows missing)



18

12/15/2025 – Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (windows missing)

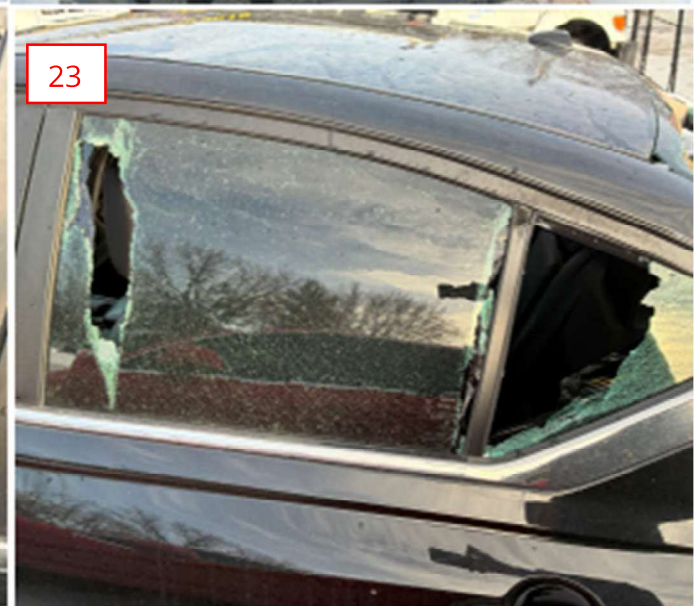
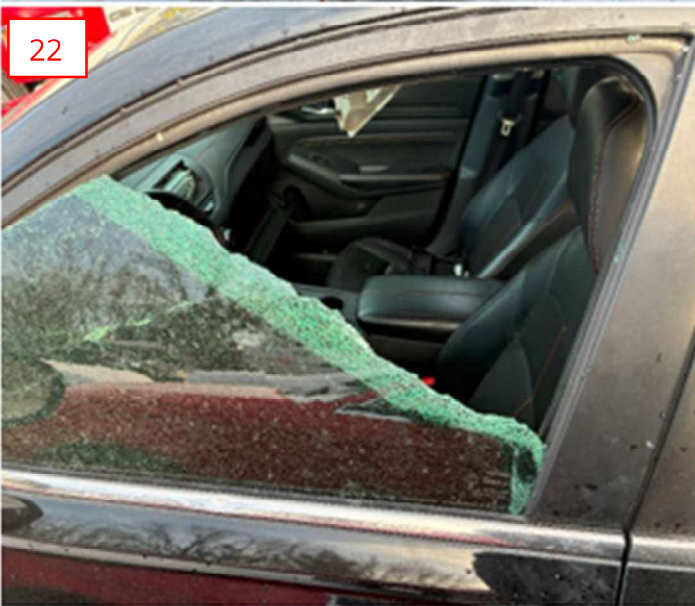
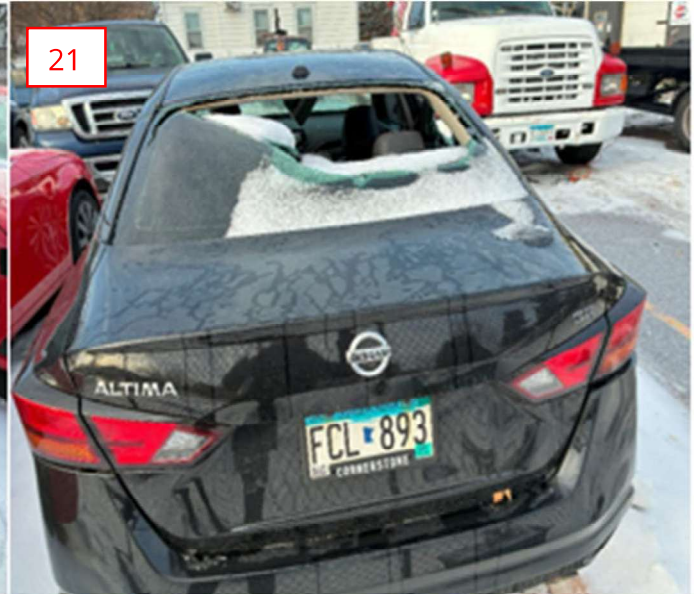
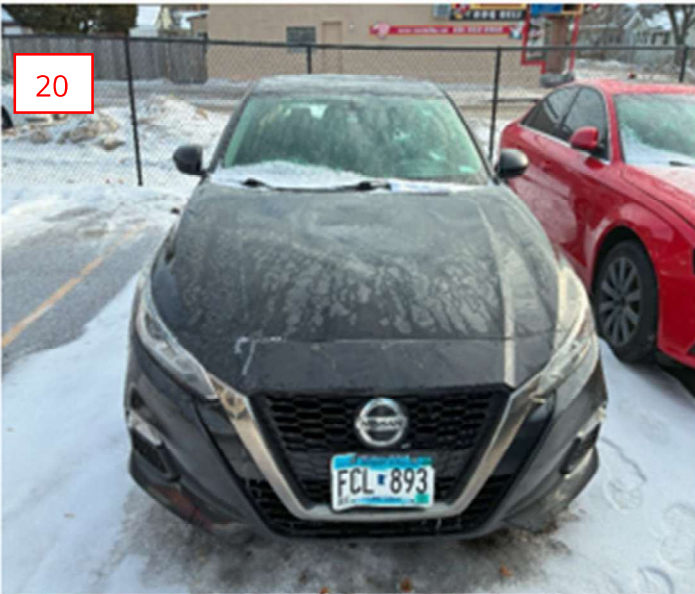


19

12/15/2025 – Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (windows missing) (license plate of Chevy Cruze).



NOTE: 12/22/2025 – Second Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (windows broken out – Photo's labeled 20 through 24)

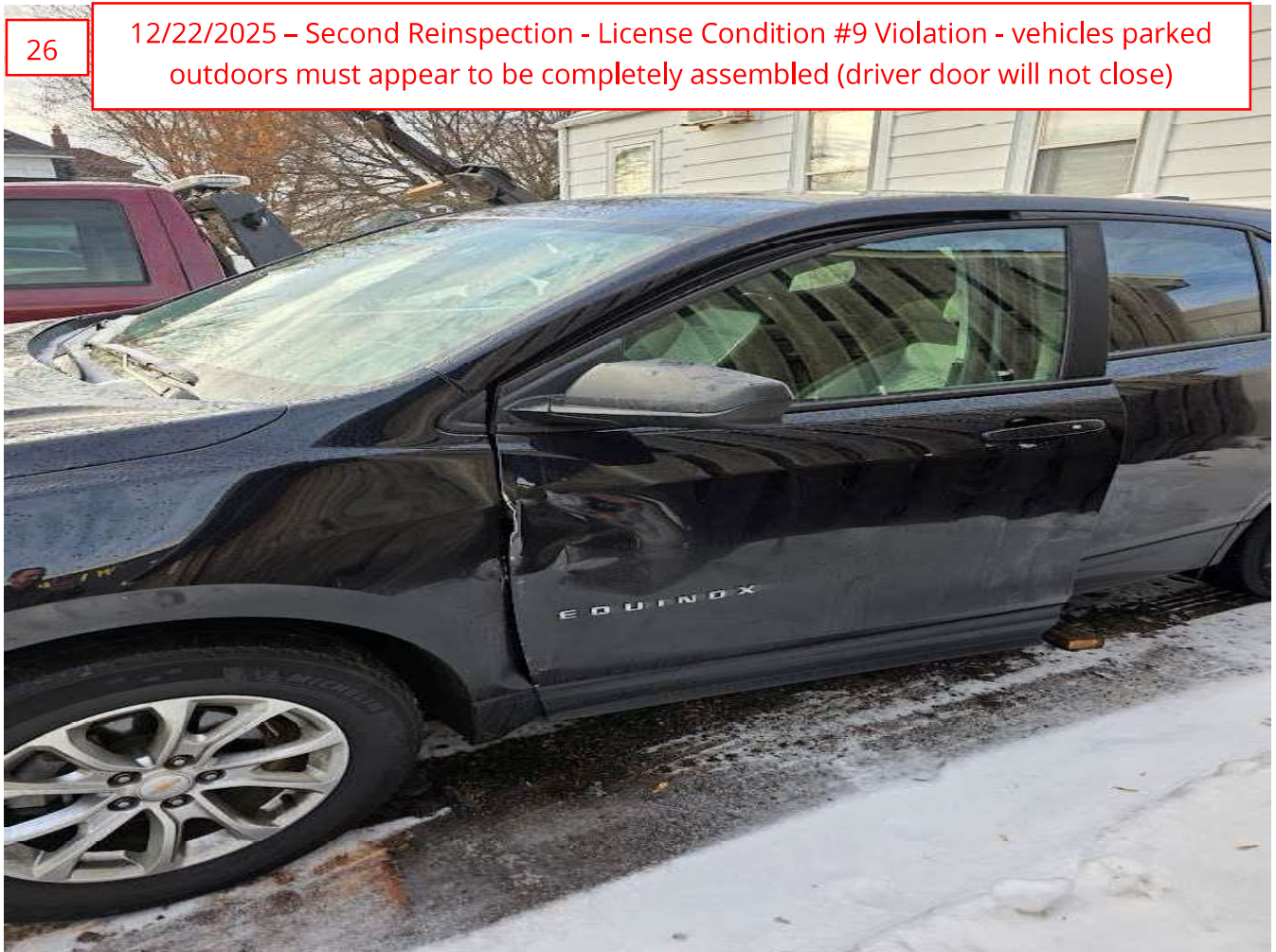


25



12/22/2025 – Second Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (driver door will not close) photos labeled 25 & 26

26



12/22/2025 – Second Reinspection - License Condition #9 Violation - vehicles parked outdoors must appear to be completely assembled (driver door will not close)

27

12/22/2025 –Second Reinspection – License condition #12 violation - Vehicles on premise for longer than 10 days (Stingray) – see photos labeled 27 through 29



28

11/12/2025 – Complaint Inspection – Shows vehicle was on the premises for violation for inspection held on 12/22/2025 (Stingray)



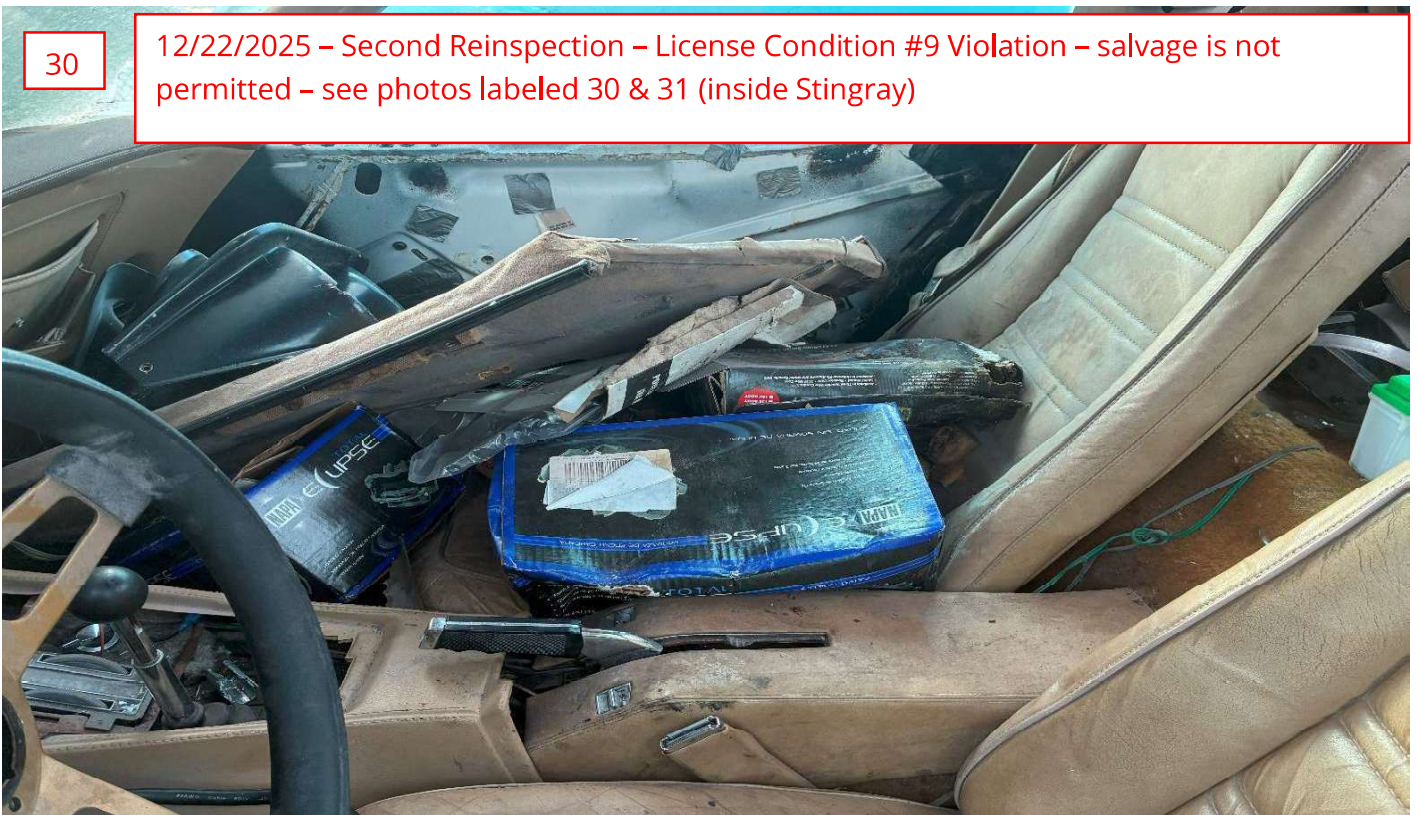
29

11/12/2025 – Complaint Inspection – (rear of Stingray)

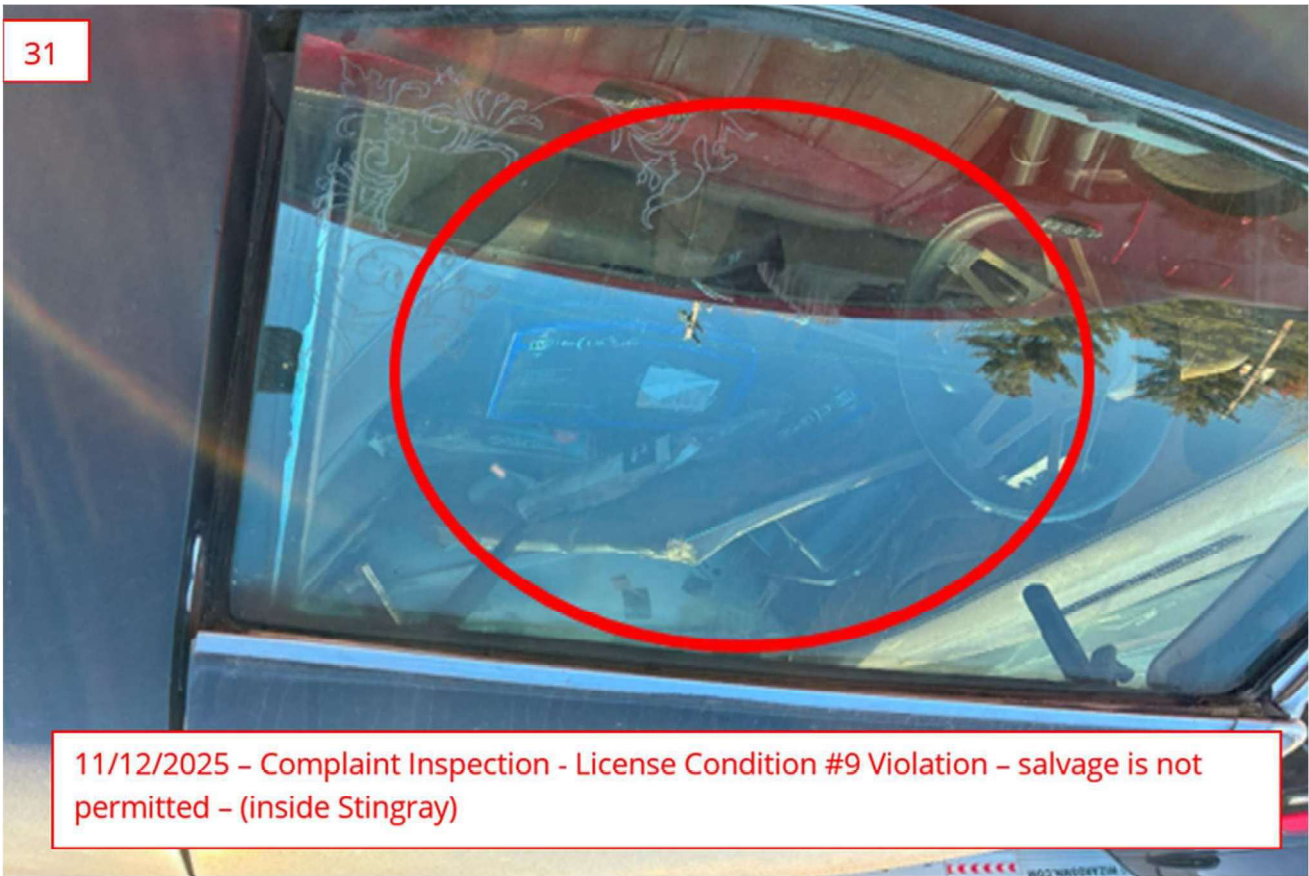


30

12/22/2025 – Second Reinspection – License Condition #9 Violation – salvage is not permitted – see photos labeled 30 & 31 (inside Stingray)



31



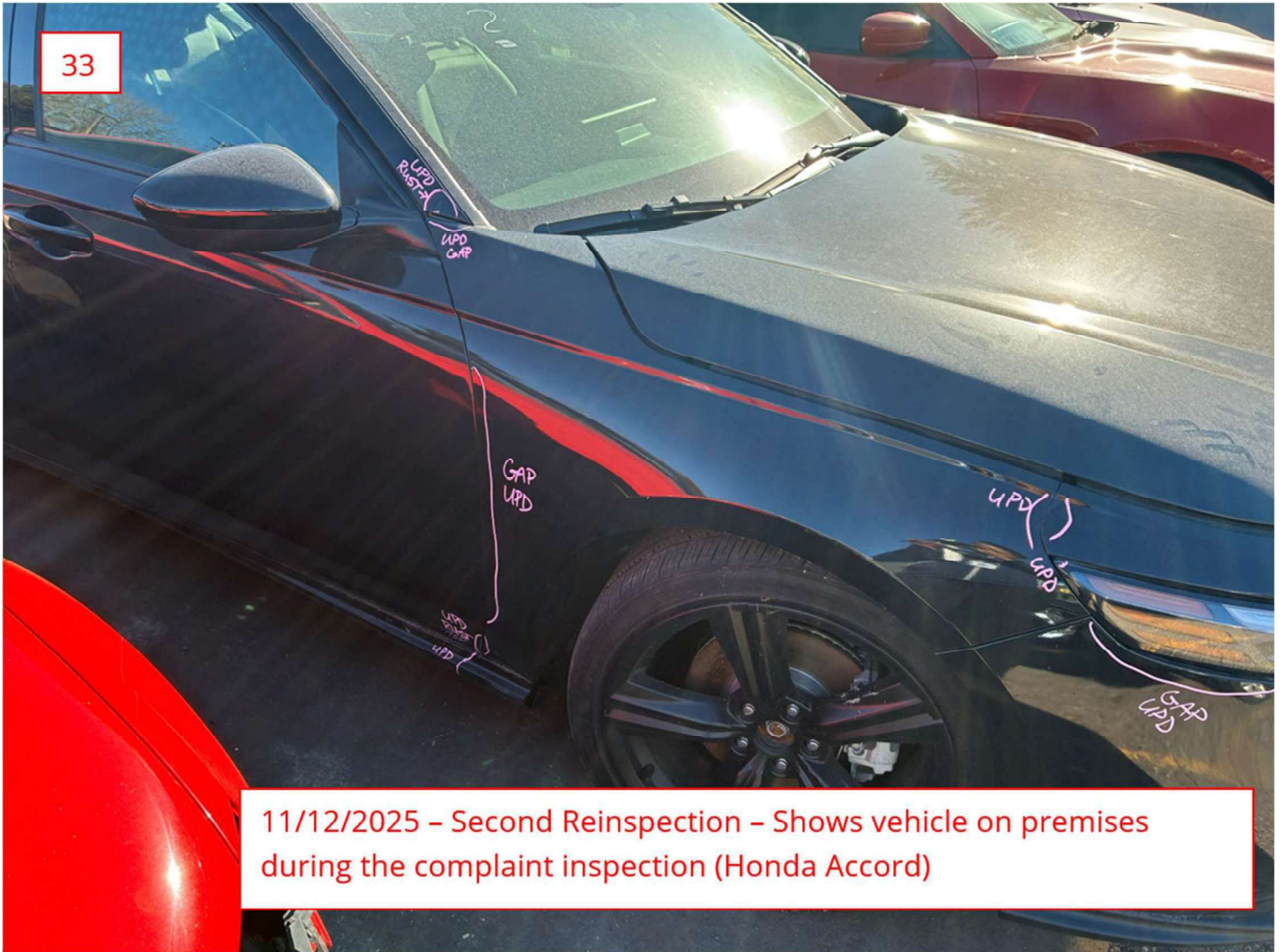
11/12/2025 – Complaint Inspection - License Condition #9 Violation – salvage is not permitted – (inside Stingray)

32

12/22/2025 – Second Reinspection Violation – License Condition #12 - Violation Vehicle on property longer than 10 days - see photos labeled 32 & 33(Honda Accord)



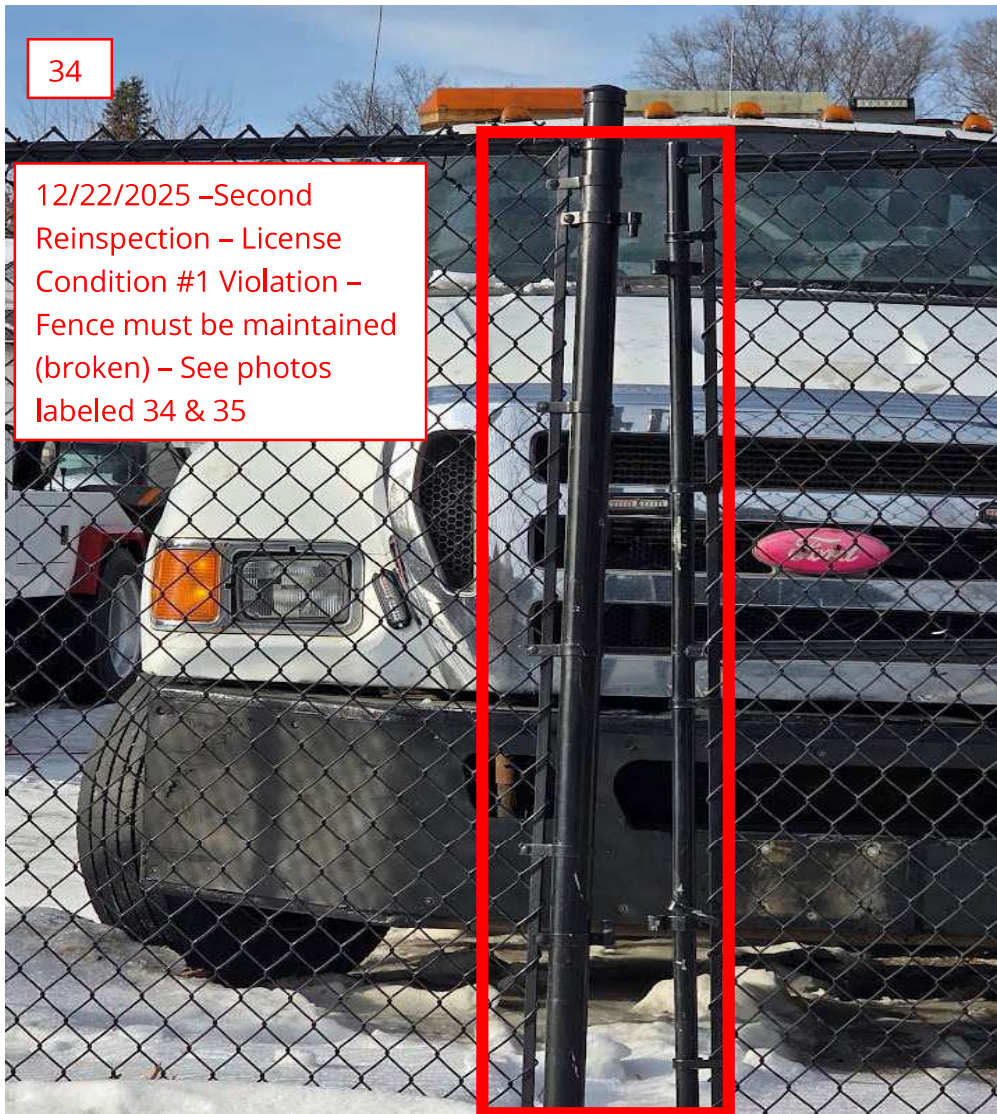
33



11/12/2025 – Second Reinspection – Shows vehicle on premises during the complaint inspection (Honda Accord)

34

12/22/2025 -Second
Reinspection - License
Condition #1 Violation -
Fence must be maintained
(broken) - See photos
labeled 34 & 35



35

12/15/2025 -Reinspection
- License Condition #1
violation - Fence must be
maintained (broken)



St Paul Legislative Code - Ordinance Violations

Chapter 423. Automobile Repair Garage and Body Shop

Sec. 65.705. Auto repair station.

A place where the following services may be carried out: general repair of automobiles, trucks, motorcycles, boats, etc.; engine rebuilding; and rebuilding or reconditioning of motor vehicles. The sale of engine fuels may or may not also be carried on.

Chapter 310. Uniform License Procedures

Sec. 310.03. Hearing procedures.

(m) *Presumptive penalties for certain violations*

1. General presumptive penalties matrix

Type of Violation	Appearance			
	1st	2nd	3rd	4th
(1) Violations of conditions placed on the license	\$500.00 fine	\$1,000.00 fine	\$2,000.00 fine and 10-day suspension	Revocation